

**Nebraska Historic Buildings Survey
Reconnaissance Survey Final Report
of
Grant County, Nebraska
prepared for
Nebraska State Historical Society
State Historic Preservation Office**

by

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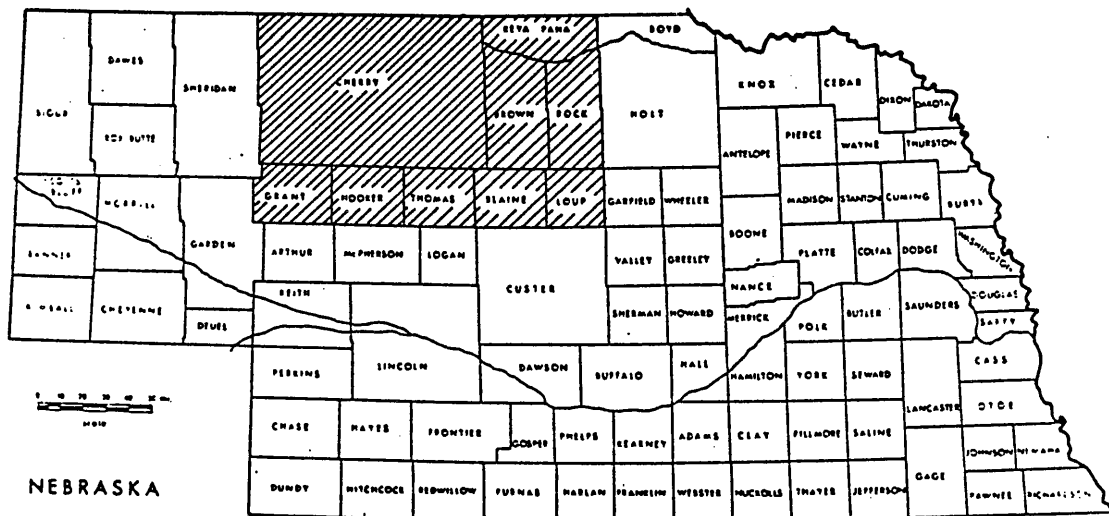
INTRODUCTION

In 1966, the National Historic Preservation Act was passed by the 89th United States Congress and subsequently signed into law by President Lyndon B. Johnson. With this Act, the Secretary of the Interior was called upon to expand and maintain a national register of historic places and give maximum encouragement to state governments to develop statewide historic preservation programs of their own. The Act recognized that one of the prerequisites for an effective national preservation program was the identification of historic resources across the country through comprehensive statewide surveys. Thus, state historic preservation offices were made responsible under the National Historic Preservation Act for decisions concerning the preservation of historic properties in their states.

The manifestation of the 1966 National Historic Preservation Act for Nebraska came in 1967 when state legislation directed the Nebraska State Historical Society to oversee the preservation of historical properties and conduct a comprehensive statewide historic survey. For this, the Nebraska Historic Buildings Survey (NeHBS) was formed and is conducted by the Nebraska State Historic Preservation Office (NeSHPO) as a part of the Nebraska State Historical Society. The NeHBS is an ongoing statewide study designed to identify and evaluate properties within a selected area to determine whether they may be of historic, architectural, archeological, or cultural significance. The NeSHPO serves as the central repository for the collected information and becomes the focal point for preservation planning decisions.

Starting with a limited survey of 125 sites, the NeHBS has now documented

approximately 37,000 properties and completed preliminary fieldwork in over two-thirds of Nebraska's 93 counties. The latest effort of the NeSHPO to document historic resources is the completion of the Northern Nebraska Sandhills Historic Building Survey.



Northern Nebraska Sandhills Survey Area

Save America's Heritage was selected by the NeSHPO and engaged in a contractual agreement to conduct the Northern Nebraska Sandhills Historic Buildings Survey. The survey consisted of the completed preliminary fieldwork in nine northern Nebraska counties: Grant, Cherry, Hooker, Thomas, Keya Paha, Brown, Rock, Blaine and Loup. Initiated in September, 1988, the survey was completed in May, 1989. With the completion of the nine-county project, the Northern Nebraska Sandhills was the second region of the state to be completed under the NeSHPO's plan for preliminary statewide reconnaissance coverage by

1991-92.

The primary objective of the survey was to provide a preliminary characterization of the extant historic resources in the northern Nebraska Sandhills region. The effort to document properties contributing to the context of Nebraska's historic architecture produces information which serves not only as a resource in preservation management, but also expresses a genuine concern for the history of the Great Plains built environment.

In addition to this, the historic buildings survey of the northern Sandhills region has produced information which serves not only as a tool for local and state preservation planning but also contributes knowledge to the contextual overview of Nebraska's historic architecture. With each historic building survey performed by the NeSHPO, additional information is added to a larger pool of data which allows a greater understanding of the historic resources extant throughout the state.

Another primary objective of the survey was the identification of a definitive group of historic properties potentially eligible for the National Register of Historic Places (NRHP). The Historic Buildings Survey of Grant County has accomplished this goal by identifying a total of 16 historic properties considered potentially eligible for the NRHP. In addition to the completion of these primary goals, several of the survey's secondary goals were also satisfied. These include the identification of specific building types or construction methods which either related or were unique to the historic built environment of Nebraska, and the expansion of knowledge regarding ethnic settlement and building technologies.

Preservation Biases

It is Save America's Heritage belief that people, and the places in which they live, are the raw materials of history. A community, its inhabitants and its development through time are proper subjects for our contemplation, for it is through such studies that we gain a fuller comprehension of the present.

The public mention of a "historic building survey" often fails to produce a collective image or understanding. A strong social awareness towards preservation of our built environment does exist in the rehabilitation of aged urban districts for example, but the notion of recording historic structures as a preservation activity remains a generally obscure concept. Fortunately, this obscurity is due to a lack of awareness rather than a lack of genuine concern. Communicating the importance of this activity as a documentation of our Great Plains history cannot be stressed enough.

Furthermore, it is also the opinion of Save America's Heritage that such surveys are a necessary tool in the recording of Great Plains settlement. The numerical demise of Nebraska's rural architecture is directly linked to the decline of the rural-based population. In the year 1900, 76.3% of Nebraska's population was found in rural towns or on the farms. However, by 1980 the rural population has dropped nearly 40 percentage points to the current figure of 37.1% (see Table 1).

TABLE 1. LOCATIONAL PERCENTAGE OF NEBRASKA POPULATION,
1900-1980.

Selected Years	Population	Urban Percentage	Rural
1900	1,066,300	23.7	76.3
1910	1,192,214	26.1	73.9
1920	1,296,372	31.3	68.7
1930	1,377,963	35.3	64.7
1940	1,315,834	39.1	60.9
1950	1,325,510	46.9	53.1
1960	1,411,921	54.3	45.7
1970	1,485,333	61.5	38.5
1980	1,569,825	62.9	37.1

Source: U.S. Bureau of the Census, Census of Population, 1980.

The affect on the historic built environment has been devastating. The number of houses now exceeds the demand and the older, perhaps less functional and aesthetic buidings are not re-inhabited. The buildings then deteriorate and are either dismantled or collapse. Consequently, there exists an increasing decline in the "pool" of historic building resources. Compounding the demise of these rural resources is the current decline of the agricultural economy. The prospect of farming as a profitable future for the next generation is now less and less desirable. This, in turn, contributes to the decreasing rural population and re-inhabitation of existing historic buildings.

The enumeration of social changes affecting historic resources can be lengthy and complex. It is clear, however, that the result of these changes coupled with the diminishing effects of time substantiate the need for historic building surveys. It is through such surveys that we not only record the built settlement of Nebraska, but reach a fuller understanding of our present world.

Numerical Summary of Grant County Reconnaissance Survey

GRANT COUNTY	TOTAL PROPERTIES	CONTRIBUTING BUILDINGS	CONTRIBUTING SITES	CONTRIBUTING STRUCTURES	CONTRIBUTING OBJECTS
GT00: Rural	33	104	1	3	24
GT01: Ashby	13	16	0	0	1
GT02: Hyannis	45 (2)	66 (2)	0	0	0
GT03: Whitman	18	33	2	1	0
Totals	109 (2)	219 (2)	3	4	25

Approximated Area of Survey Coverage: 140 square miles (89,360 acres).

HISTORIC OVERVIEW

"...the hills, in that land, endless dun-colored hills where chops and blowouts follow each other like waves of a wind-whipped sea..."

From Sandhill Sundays (1930)
by Mari Sandoz

Physical Description

Grant County is located in the center of the Sandhills region of Nebraska. It is bordered to the north by Cherry County, to the east by Sheridan and Garden Counties, to the south by Garden and Arthur Counties and to the east by Hooker County. Grant County contains 720 square miles of territory or 511,000 acres. Its average elevation is 3,500 feet above sea level, giving this county one of the highest altitudes in the Sandhills region. The ever-changing aspect of the rolling hills of the county and its sandy loam soil, in which grows blue stem and buffalo grass, is ideally suited to the needs of grazing animals.

There are no living streams in Grant County. However, there are numerous lakes, marshes and ponds. For this reason the area is known as the "Lake Country". The average annual rainfall is 20 inches. The climate is one of harsh extremes with icy-cold winters and long, hot summers. The annual average temperature is 49 degrees Fahrenheit.

Original Inhabitants

The first people known to have roamed the area that includes the Sandhills of Nebraska were those of the Folsom Culture. It existed between 15,000 to 10,000 years ago. Sites of the Folsom Culture people have been found at the

head of the North Loup, Niobrara, Elkhorn, Platte and Republican Rivers in Nebraska. The Niobrara and North Loup Rivers are in the Sandhills region of the state. The Yuma were the next people known to have inhabited the Sandhills region. Yuma Culture overlapped the Folsom Culture and continued until around 5,000 years ago. The Old Signal Butte Culture came into existence about 5,000 years ago but these people were not known to have inhabited the Sandhills region. Between 500 A.D. and 1,300 A.D. three Indian Cultures were found in the Sandhills: the Sterns Creek, the Mira Creek and the Woodland Cultures. From 1,300 A.D. to 1,600 A.D. the Upper Republican Culture is found throughout the state. Sites in the Sandhills include one on the Loup River and on some of the Cherry County Lakes. From 1,600 A.D. to 1,800 A.D. the Dismal River Culture was found in the Sandhills, located near the Middle Loup, North Loup and the Dismal Rivers and in general is found in the west and southwest portions of the state.

After 1,800 A.D. the Pawnee and Sioux tribes claimed the land of the Sandhills as hunting grounds. The two tribes disputed various tracts between themselves. The Pawnee claimed the drainage area of the Loup River as their hunting grounds and camped near the mouth of the river. The Sioux claimed lands east to the forks of the Platte and north to the mouth of the White River in South Dakota as their hunting grounds. Both tribes depended on the bison, which roamed the Sandhills in vast numbers, as their primary source of food and raw material. Between 1854 and 1876 all the territories that the Sioux and the Pawnee claimed as their hunting ground had been acquired by the U.S. Government through a series of treaties. The final treaty of 1876 opened up the entire Sandhills region to settlement.

Settlement of Nebraska

The area that was to become the state of Nebraska became a United States possession through the Louisiana Purchase in 1803. The first American exploration of the territory commenced on March 14, 1904 with the Lewis and Clark Expedition. Prior to its opening as a territory for settlement, Nebraska was part of the vast area of land set aside for all Native Americans by an act of Congress in 1834. Through a series of conflicts and treaties between the United States and the various Native American tribes of the region, the U.S. government was able to acquire this area and open it to general settlement by the pioneers. Nebraska Territory was established in 1854 and 13 years later, in 1867, gained statehood. The settlement of Nebraska generally moved across the state from the southeast to the northwest following the routes of the wagon trails, rivers and, later, the railroads. The development of the railroad was essential to the opening up of Nebraska lands to the tide of settlers.

From its initiation in 1854 until 1862, settlement of Nebraska Territory was generally done under the provisions of the Pre-Emption Act of 1841. This act allowed a settler to file for up to 160 acres for a fixed price, generally \$1.25 to \$2.50 per acre. Under this act, settlement was limited to the southeast portions of the state; Grant County, like other sandhills counties, was not affected by this act.

The Homestead Act of 1862, which became effective January 1, 1863, allowed a settler to acquire between 40 to 160 acres without paying the standard fee per acre to the federal government. This act required that the homesteader

remain on the land for 5 years and fulfill a specified minimum level of improvements. It was under this act that the first settlement of the Sandhills occurred. In Grant County the first homestead was filed in 1886.

In 1903, Moses P. Kinkaid, then Nebraska Congressman, introduced an act to Congress that would allow homesteaders to file for up to 640 acres of land as opposed to the usual 160 acres. This act specifically applied to the Sandhills region of Nebraska. It recognized that the Sandhills region did not lend itself to 160 acre farms or to the style of farming developed in other areas of Nebraska. The arid Sandhills required that a greater land area be utilized to provide the means for successful agricultural and/or ranching endeavors. The Act proved to be a boon to the Sandhills region bringing in its largest group of settlers to date. Various acts followed the Kinkaid Act which, combined with tolerable weather and good luck, brought about the permanent settlement and development of the Sandhills Region and Grant County.

The Kinkaid Act was one of the most important elements in the settlement of the Sandhills region. From 1904 to 1920, the Kinkaid Act resulted in the peak population of the Sandhills.

Due to the importance of the Homestead and Kinkaid Acts to the northern Sandhills region, Save America's Heritage has included a more detailed analysis of their impact in the General Summary of Survey Results found in subsequent articles of this report.

The period between 1900 and 1930 was a prosperous one for the Sandhills and the state in general. Improvements were made in transportation, education, agricultural and govern- government. Populations across the state peaked

throughout this period with the exception of the eastern counties and those with established major communities.

The decade of the Great Depression, the 1930's, was hard on the Sandhills counties as well as for the state. Many of the "Kinkaiders" left the area at this time. While this was an opportunity for the ranchers to acquire more land, overall economic conditions were rough. The population in the Sandhills was in steady decline from the 1930's until the 1960's when it stabilized.

County History

Grant County was surveyed in 1876 but the first homestead claim was not filed until 1886. The county was defined by an Act of the Legislature in 1887 and organized in 1888. The area that was to become Grant County was part of the Sandhills region used by early ranchers as open-range pastures. These cattlemen originally brought their herds north from Texas for sale to the federal government. The government had promised the Indians on South Dakota reservations beef cattle as a part of an 1876 treaty. The cattlemen soon discovered that the Sandhills region was ideal for livestock and numerous large, free-range ranches were established throughout the Sandhills.

The railroad was of vital importance to the permanent settlement of the region. By 1887 the Chicago, Burlington and Quincy Railroad had reached the settlement of Whitman and soon traversed the entire county from east to west. The three major communities in Grant County, Ashby, Hyannis and Whitman, are all located on the railroad line.

Settlement of Grant County was slow with only 426 residents listed on the

1890 census. The period between 1890 and 1900 was one of drought and economically harsh times, however, Grant County had an increase in population; it was one of the few Sandhills counties to do so, with 763 residents listed on the 1900 census. The passage of the Kinkaid Act in 1904 proved to be a boon for Grant County which experienced a major influx of settlers. By 1920 the county's population reached an all time high of 1,486 residents. "Kinkaiders", who came to the region in hopes of farming 640 acres of land or establishing ranches, were often unable to make a successful go of it and many left the region in the years following 1930. Those who stayed bought up the vacated lands and many large ranches were established.

Grant County Towns

There are three towns in Grant County: Ashby, Hyannis, the county seat, and Whitman, which was the original county seat for a short time. The towns which are all located on the railroad line, reached their peak populations between 1940 and 1950 and are centers for the shipment of cattle to market.

Hyannis, the county seat, is located in the north central region of the county; the town's establishment occurred with the arrival of the railroad in April, 1887. The town became the county seat after a bitter fight with Whitman from 1886 to 1887 which had been the county seat. The peak population of Hyannis was 449 in 1940 which represented nearly one quarter of the total county population. The county court house and jail are located in Hyannis as well as the county's only high school. There are many business in the community to serve to the needs of area ranchers: hotels, restaurants, a post office,

saloons and pool halls, civic and fraternal organizations, schools and gas stations. There is an annual rodeo held in Hyannis at the county fair grounds. Today, Hyannis is the focal point of civic and social life in Grant County.

Whitman, the original county seat, was established in 1887 with the arrival of the railroad and the establishment of a station there. Whitman is located east of Hyannis and reached its peak population of 150 in 1950. While lacking the institutions of county government, Whitman provides similar, although less significant, services to the surrounding ranchers.

Ashby, a Kinkaid ear boom town, was established in February of 1908 on the railroad line west of Hyannis. Its peak population was also in 1950 with 175 residents listed. Like its neighbors Hyannis and Whitman, Ashby also serves the basic goods and services.

Ethnic Groups and Population Trends

Grant County has one of the lowest population densities of any county in Nebraska. There has never been more than 1,500 residents reported on any federal census for the County. Its peak population was in 1920 with 1,486 individuals in residence. Of them, 68 were of foreign birth with the majority being from Germany (15), The British Isles (12), and from Mexico (8), with the remainder coming from Europe and Canada.

In 1890 there were 458 residents in Grant County and 33 were of foreign birth: seven each came from Germany and Canada with the remainder from central and northern Europe. As noted previously in the county settlement discussion, Grant County did not suffer from the drought of the 1890's as badly as many of

its neighboring counties and its population remained constant during that decade. The number of foreign-born persons increased by a mere seven individuals on the 1900 census, most of whom were from Ireland. By 1910 the foreign-born population reached its maximum with 55 individuals reported on the census out of a total of 1,079 residents. Twelve of these came from Italy, eight from Ireland and the rest from central and northern Europe. By 1930 the county's overall population including foreign-born was in decline; Grant County had a population of 877 in the 1980 census.

Agriculture and Ranching

Grant County's primary industry is ranching with only 2.5 percent of its land under cultivation. Twelve percent of its land is devoted to wild hay production for cattle feed; the remainder of the land is used for range ranching. Grant County is in the "Sandhills Range Livestock Production" region of the state (NeSHPO, "Historic Contexts in Nebraska-Topical Listing", 1988, 08.08).

Grant County, with its small population, is home to large ranches which produce some of the best beef cattle in the country. Purebred Herefords are raised in abundance. After the Kinkaiders began to leave the region, abandoned claims were bought up and the large ranches of today began their development.

Today, Grant County remains a sparsely populated area with an economy based on livestock production. The development of the county was tied to the passage of the Kinkaid Act in 1904 and to the arrival of the railroads. The Grant County communities serve the basic needs of area ranchers. Because of

their vast holdings and distance between neighbors and towns, today's sandhills ranchers often use aircraft in addition to automobiles.

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Introduction

Any discussion which analyzes the quality or volume of the surveyed properties in Grant County must include a summary of the environmental conditions which predominate the county. The results of the Historic Buildings Survey are directly linked to the natural environment which existed when the first permanent settlers constructed their domestic and agricultural shelters. The environmental conditions encountered by the settlers of the early 1880's have, in general, changed very little. Therefore, by examining the environmental conditions which exist today, one can gain a better understanding of the factors affecting the creation of the historic built environment in Grant County.

Grant County lies in the western portion of the Nebraska Sandhills. The Sandhills region is a vast and picturesque area of land which stretches across much of northwest and north central Nebraska. It is this topographic type that comprises the land of Grant County.

The Sandhills have been appropriately named for they consist primarily of hilly dunes of sand stabilized by grassy covers. The beauty of this area, however, is often deceptive for the Sandhills can be a harsh and overpowering environment for both human and animal habitation. The historic built environment of Grant County can be viewed as a physical extension of the climatic and geographic conditions within the Sandhills. The physical creation of human and animal shelters were determined by the environment in which those original builders lived. The number and survivability of the historically built properties were, and continue to be, at the mercy of the land and climate. Not only were the number of properties built during the

settlement period relatively low, but many of these buildings have failed to survive the harsh climate of the Sandhills. Of those buildings which did survive, many lack historic integrity due to alteration or deterioration.

In light of the environmental makeup of Grant County, the numerical results of the survey were not anticipated to be staggering and indeed they were not. In fact, only 109 total properties were documented within the 720 square miles which constitute Grant County. The breakdown of these 109 properties includes 219 contributing buildings, 4 contributing structures, 25 contributing objects, 3 contributing sites, and 16 properties judged potentially eligible for the National Register of Historic Places. Compounding the problem of limited resources is the fact that Grant County was historically a very sparsely populated county. Indeed, the greatest population base existed between 1920 and 1930, when the totals reached a mere 1,486 people. In 1980, Grant County was home to only 877 persons which ranked it 92nd among 93 Nebraska counties for total population. This 1980 total translates to a sparse density of 1.2 persons per square mile.

Also indicative of the declining population base are the statistics recorded by the agricultural census of 1910, 1934, and 1982 which delineate the number of ranches within Grant County for each of these years. In 1910 there existed 222 operative farmsteads/ranches within the 720 square miles contained by the county. This translates to one ranch per 3.3 square miles of land in the county. The average ranch size in Grant County in this year was already 1,936 acres versus the statewide norm of only 297 acres. This indicates that the initial permanent settlement of Grant County in terms of population and

distribution was relatively small and dispersed. By 1934, these figures had changed significantly. At that time there were only 115 operating ranches (one per 6.3 square miles) which represents a post-Depression drop of 48 %. Likewise, by 1982 there were only 80 ranches left in Grant County. This represents a 64% decline in the number of operating ranches within the 72-year period from 1910 to 1982. This is a devastating reduction--one that was clearly reflected in the low numerical results of the survey and subsequent lack of potentially eligible National Register properties.

In general summary, the Historic Buildings Survey of Grant County may be viewed as a direct physical extension of the environmental climate of the Nebraska Sandhills. This environment has dictated the agricultural and economic practices which it will allow and has forced the builders of human and animal shelters to adapt accordingly.

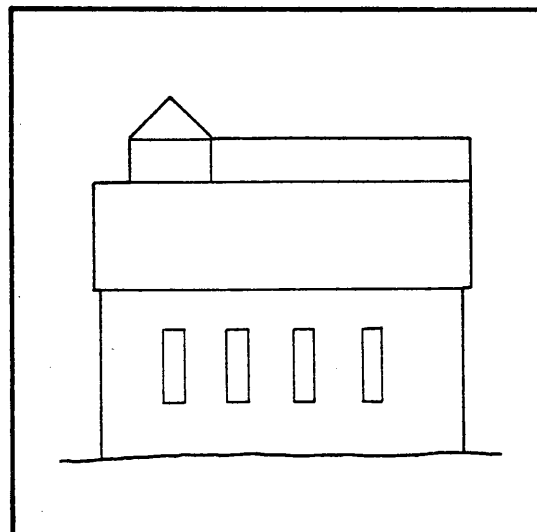
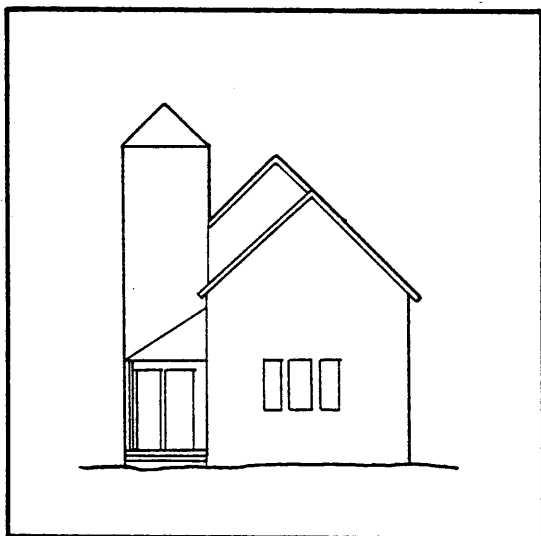
A Topical Discussion and Preliminary Inventory of Grant County Historic Properties

The following discussion consists of a topical summary and Preliminary Inventory of the historic properties documented during the Grant County Historic Buildings Survey. This discussion is arranged according to the Topical Listing of Historic Contexts authored by the Nebraska State Historic Preservation Office (1988). It includes only a discussion of those properties potentially eligible for the National Register of Historic Places (NRHP) or as contributors to the historic character of Grant County. Included at the end of each summary is an illustrative inventory of properties which appear potentially eligible for National Register listing in reference to the Historic Context being discussed. Then, located at the end of the Preliminary Inventory, is a listing of properties which also contribute to the historic character of Grant County but are of second priority with respect to National Register listing. These properties have been labeled "Second Priority Properties" and are included in the Inventory for purposes of defining those buildings that may lack the significance or integrity for NRHP listing but which help define the character of the historic built environment of Grant County.

Historic Context: Religion

The contextual topic of religion encompasses any cultural manifestation relative to the faithful devotion of an acknowledged deity. This includes any social entity relating to sacred organizations and rituals or considered a sacred place. In terms of historic buildings and structures, this includes

churches, parsonage-rectories, cemeteries, fellowship halls, and schools. The Historic Buildings Survey of Grant County recorded five religious-related properties with a corresponding total of six contributing buildings, two contributing sites, and three contributing objects. Of these five documented properties, one property was worthy of being included in the preliminary inventory. This property, GT03-2, consists of a frame hall-type church with tower entry and an adjacent cemetery. Also included in this complex is the parsonage, GT03-3. Collectively, this group of property types contributes to the settlement of Whitman and stands as an example of modest church design during the early twentieth-century.



NeHBS NUMBER: GT03-2, GT03-3

DATE: c.1910 & c.1920

RESOURCE NAME: Congregational Church & Parsonage

HISTORIC CONTEXT: Religion: (02.05.01)

PROPERTY TYPE: Church (02.1.4), Parsonage (02.4.3)

LOCATION: S.E.C. Main St & Hwy. 2, Whitman

TOTAL CONTRIBUTING BUILDINGS: 2 **STRUCTURES:** 0

SITES: 1 **OBJECTS:** 0

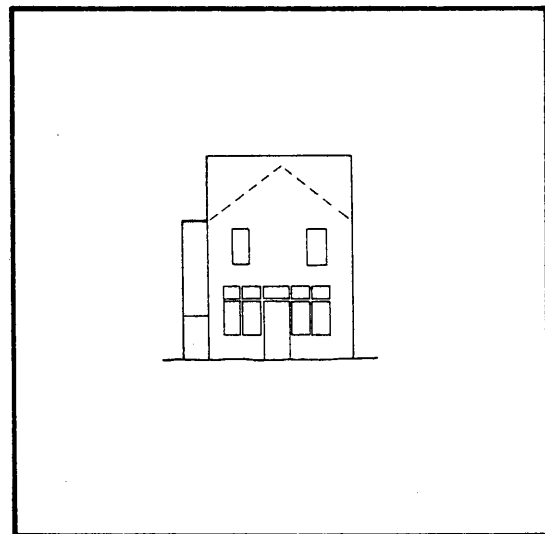
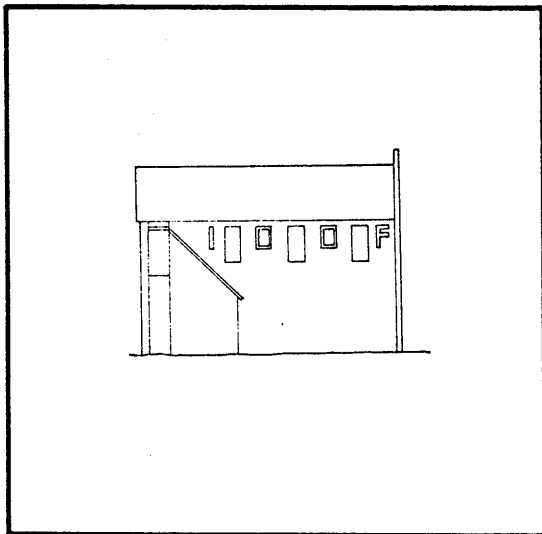
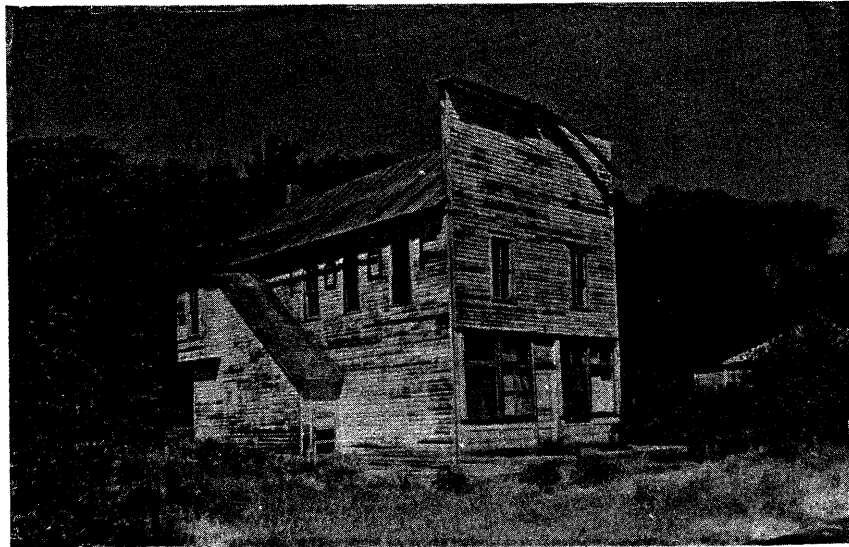
Included in the Preliminary Inventory for its association with the foundation of religious practice in early twentieth-century Grant County.

Historic Context: Association

The contextual theme of association refers to the institutionally patterned interaction among people. Association covers a large group of these institutionalized affiliations including, among others; fraternal, service, special interest, trade, political, humanitarian, religious, educational, social, and business organizations.

The Grant County Historic Buildings Survey recorded two properties with relationship to the Association Historic Context. These are; the A.F. & A.M. building in Hyannis (GT02-25, c.1915) and the I.O.O.F. Hall in Whitman (GT03-14, c.1910). The latter of these buildings consists of a well-preserved frame false-front building constructed during the early twentieth-century and preliminarily judged as potentially eligible for the National Register of Historic Places.

The identification of Association buildings was often difficult. The organizations of the smaller Sand Hills communities did not always build a separate structure used solely for their purposes. Instead, they often rented the upper second floor story of an existing "Main Street" commercial building. Association buildings are often only identifiable in larger communities where greater membership and financial resources allowed the construction of separate structures used specifically by the association group. In addition, the continued existence of organizations has usually dictated the updating or "remodeling" of historically-built association buildings.



NeHBS NUMBER: GT03-14

DATE: c.1910

RESOURCE NAME: I.O.O.F. HALL

HISTORIC CONTEXT: Association: (05.01)

PROPERTY TYPE: Halls and Lodge Buildings (05.1.1)

LOCATION: W.S. Chamberlin between Weaver & Mill Sts, Whitman.

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Included in the Preliminary Inventory as a contributor to the Historic Context of Association and as a representative example of the false-front building type.

Historic Context: Education

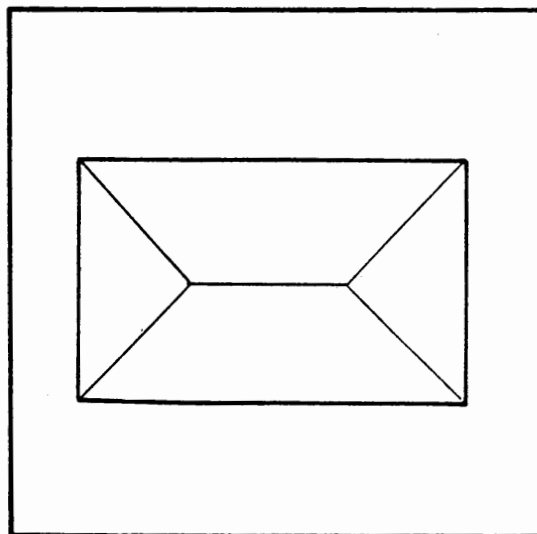
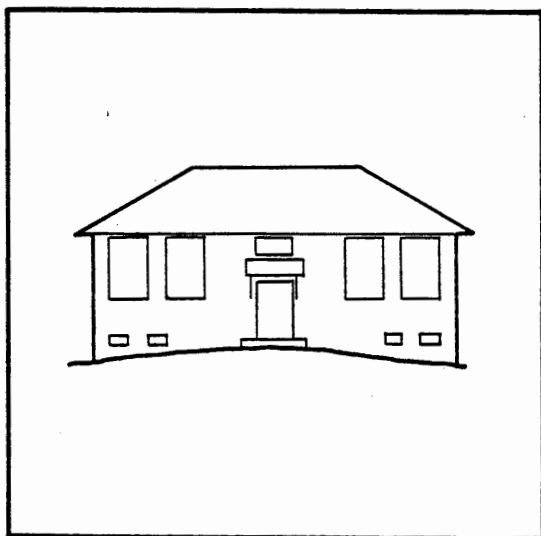
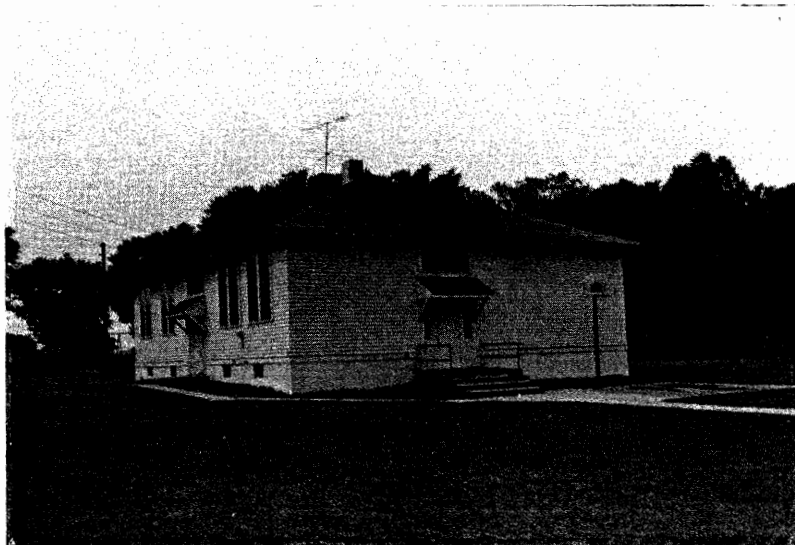
The contextual topic of Education encompasses any act or process which imparts or aids in the acquisition of knowledge. This title is quite self-explanatory with primary emphasis focused upon the components of schooling and enrichment. Historic buildings which fit this context are, among others, libraries, museums, and various types or levels of schools.

The Historic Buildings Survey of Grant County produced a total of four Education related properties. On the surface, this may appear to be a rather low number for a typically significant building type. However, in consideration of the fact that Grant County contains only three communities with a combined all-time high population of 1,486 occurring in 1920, it becomes more understandable that only four education related properties were recorded by the survey. A breakdown of the four recorded properties reveals that two were rural-based school buildings (GT00-9, GT00-32) and two were town-based school buildings (GT01-3, GT03-7). Noticeably absent from the list of education properties was the recording of enrichment related buildings (i.e. Museums, Libraries, Galleries).

Consistent with the pattern established by previous historic buildings survey projects in Nebraska, the school buildings recorded in Grant County fit into one of two distinct form types. The first type is a simple unadorned hall-type building usually constructed of frame materials and containing a rectangular one-room plan. The survivors of this type were found predominantly in the rural environs and appear to have been constructed between the years of

1880 and 1910. They are usually one-story in height with a gable-end entry and were protected by a gable or hip roof placed in longitudinal orientation. Properties recorded in Grant County which fit this form type are the District #9 Schoolhouse (GT00-9), the District #4 Schoolhouse (GT00-32), and the District #7 Schoolhouse (GT01-3).

The second predominant type found in the previous Nebraska Historic Buildings Survey projects conducted by Save America's Heritage was the "modern" school building type which consists generally of larger scale masonry buildings confined primarily to community-based locations. These building types appear to have been built between the years of 1910 and 1930 and usually consist of a raised basement two-story masonry structure occupying the grounds of a single town block. The only school building recorded in Grant County which fits this form type was the Whitman High School (GT03-7) constructed in 1922 by contractor George A. Hanson from plans designed by Architect John J. Huddart.



NeHBS NUMBER: GT01-3

DATE: c.1915

RESOURCE NAME: District No. 7 Schoolhouse

HISTORIC CONTEXT: Education: (06.01)

PROPERTY TYPE: Public Schools (06.3)

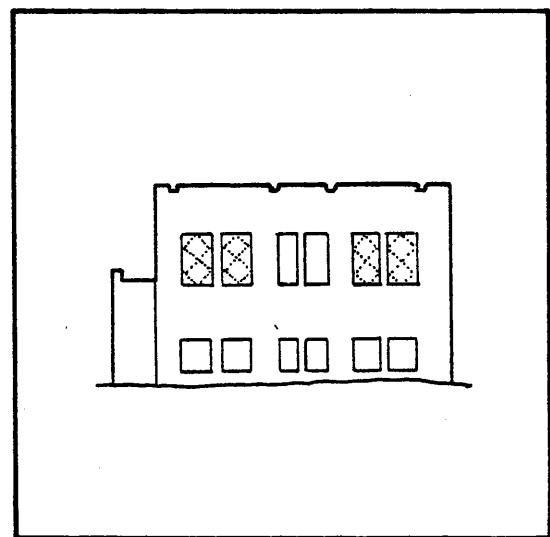
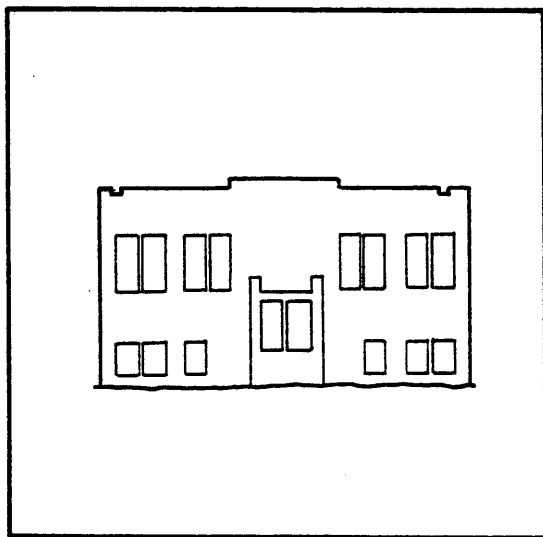
LOCATION: West end of Hill St, Ashby

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0

OBJECTS: 1

One-story frame schoolhouse included in the Inventory for its retention of historic integrity and association with the establishment of public education in northwest Grant County.



NeHBS NUMBER: GT03-7

DATE: 1922

RESOURCE NAME: Whitman High School

HISTORIC CONTEXT: Education: (06.01)

PROPERTY TYPE: High Schools (06.3.4)

LOCATION: South end of Corrothers Ave, Whitman

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 1 **OBJECTS:** 0

Selected as an example of the "modern" type school building and representative of the early twentieth-century advancement in educational facilities.

Historic Context: Diversion

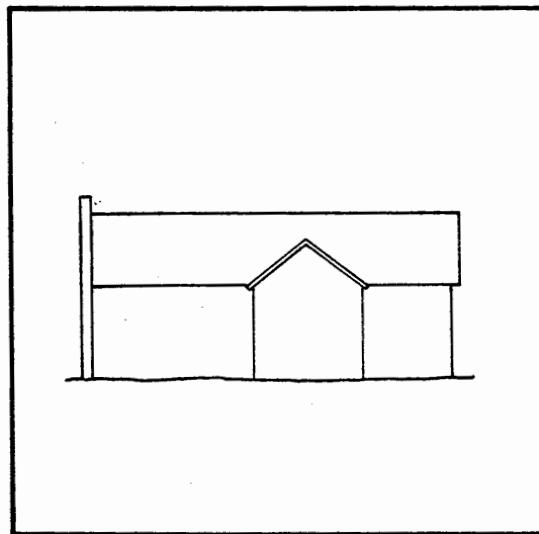
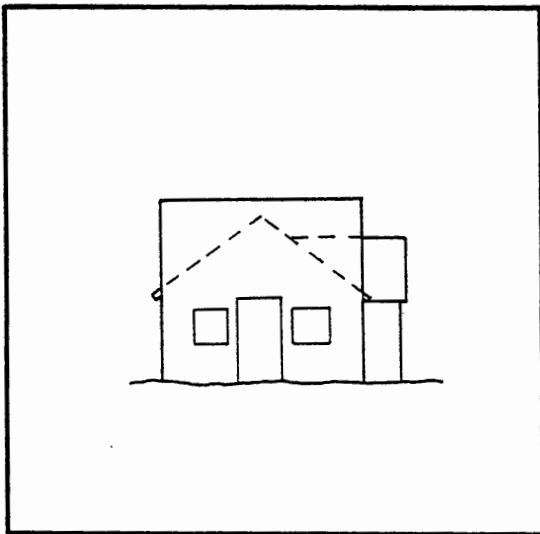
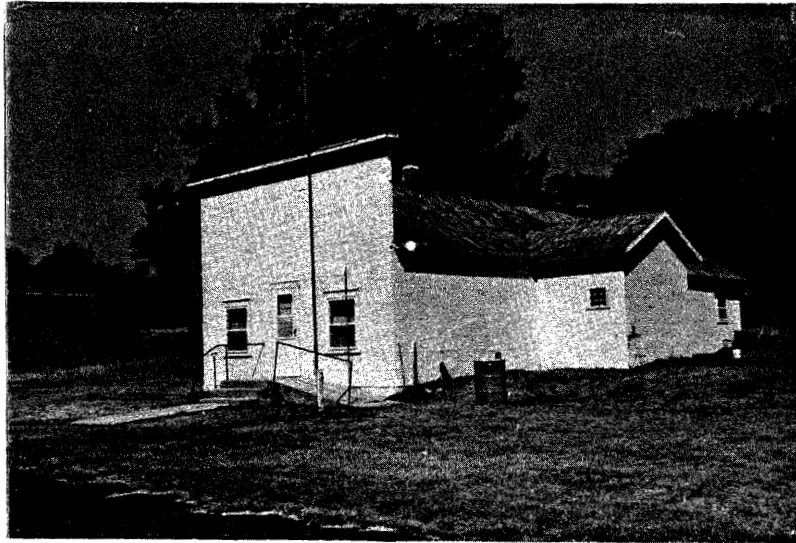
Diversion is the contextual title which encompasses all human activities relating to recreation, entertainment, sports and travel. Under this title, the Nebraska State Historic Preservation Office has included such building types as theaters and opera houses as well as structures associated with parks, fairgrounds, and sporting grounds. The Historic Buildings Survey of Grant County produced a total of two recorded properties fitting the Diversion Context. These are the Grant County Fairgrounds near Hyannis (GT00-5), and a former pool hall in Whitman (GT03-13).

Typically, the number of Diversion related properties documented in a reconnaissance survey are relatively low. This is attributed to the fact that unlike houses or commercial buildings, a community of smaller population required only one or two entertainment related buildings. These were most commonly either theaters or opera houses. Beyond that, it was not possible to financially support more than one of these activities in a community of two-thousand people or less. This is true even in current times where typically there exists only one movie house or theater in communities as large as three-thousand people.

Compounding the infrequent survey of these buildings is the fact that often times these functions were housed in the second floor of a two-story "Main Street" commercial building thus disguising their dual function to the uninformed surveyor. Consequently, it is neither disappointing nor surprising that only two properties were surveyed within Grant County that contained a

verifiable relation to the context of Diversion. Fortunately, both of these buildings appear to contain a certain degree of significance.

The Grant County Fairgrounds have been the site of annual rodeo competitions since the 1920's and still contain some structures which retain their historic integrity, namely the grandstand. For this reason, the Fairgrounds have been judged as a second priority contributor to the historic character of Grant County. In addition to the fairgrounds, a former pool hall was documented in Whitman and is illustrated below as a property potentially eligible for National Register listing.



NeHBS NUMBER: GT03-13

DATE: c.1910

COMMON NAME: Former Pool Hall

HISTORIC CONTEXT: Diversion: (07.06)

PROPERTY TYPE: Pool Halls (07.6.6)

LOCATION: N.S. Weaver between Mason & Chamberlin Sts, Whitman

TOTAL CONTRIBUTING BUILDINGS: 2 **STRUCTURES:** 0

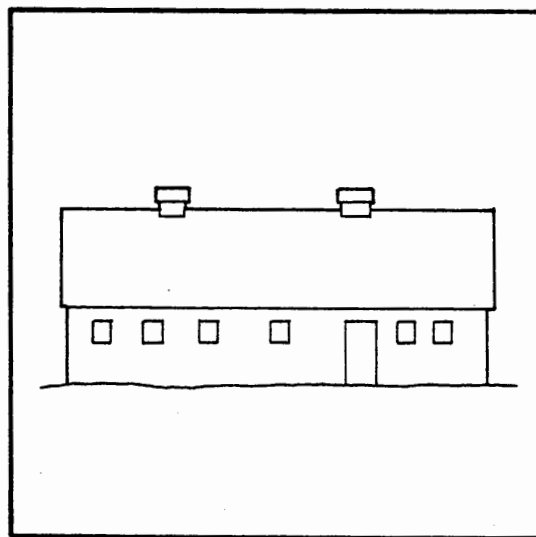
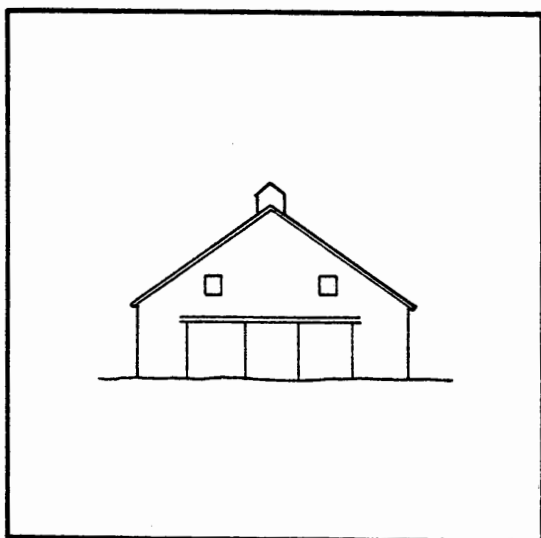
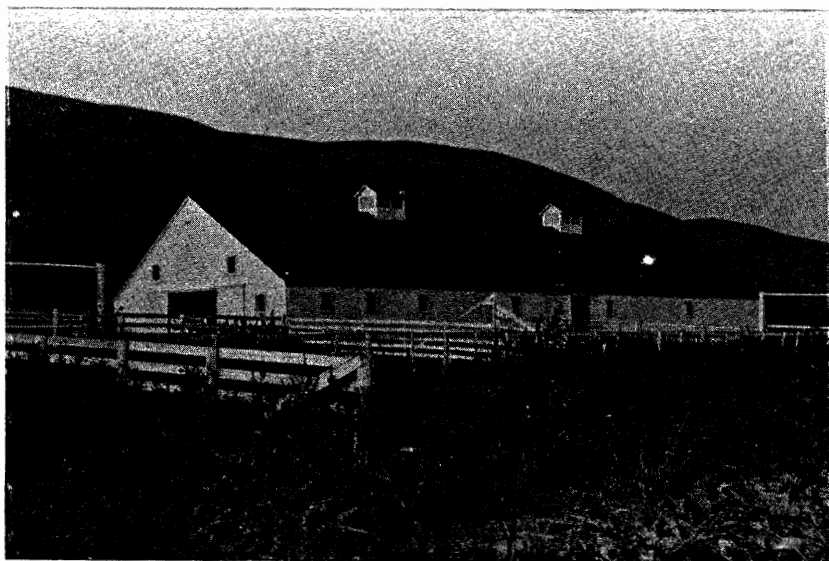
SITES: 0

OBJECTS: 0

This early twentieth-century building is potentially eligible to the National Register based on its association with the Diversion Context and as an example of the popular false-front building type.

Historic Context: Agriculture

Grant County lies in the geographic zone known as the Sand Hills. This area is unique to Nebraska and is composed of hilly land of low to high dunes, stabilized by grasses. The nature of this sandy region yields little in terms of crops. Instead, the sandhills region has become an area devoted to range livestock production. Most land has remained uncultivated and serves as grassland ranges for the cattle. Of the 24 documented properties surveyed in rural Grant County, four are worthy of being included in the Preliminary Inventory. These totals appear consistent with other contextual findings in Grant County in that a low population contributes to a less dense built environment. The ranches documented in the survey are collectively viewed as an important historic resource for the state of Nebraska. They reflect early settlement in the sandhill region and provide a vast economic contribution to the state. The majority of these ranches have seen the affects of changing times. Many of the original dwellings and outbuildings have been abandoned and many have fallen into disrepair. More economical pre-fabricated outbuildings have slowly begun to transform the historic fabric of these ranches. The four ranches included in the Preliminary Inventory contain a total of 26 contributing buildings, one contributing structure, and two contributing objects. Of the 24 agricultural properties documented, all remain operating. The many changes made to the ranch over the course of time attributes to the majority of properties lacking in historic character.



NeHBS NUMBER: GT00-14

DATE: c.1920

RESOURCE NAME: Farrar Ranch

HISTORIC CONTEXT: Agriculture (08.08)

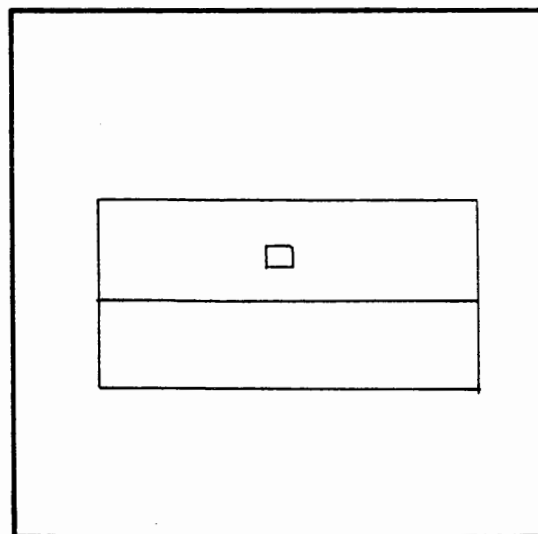
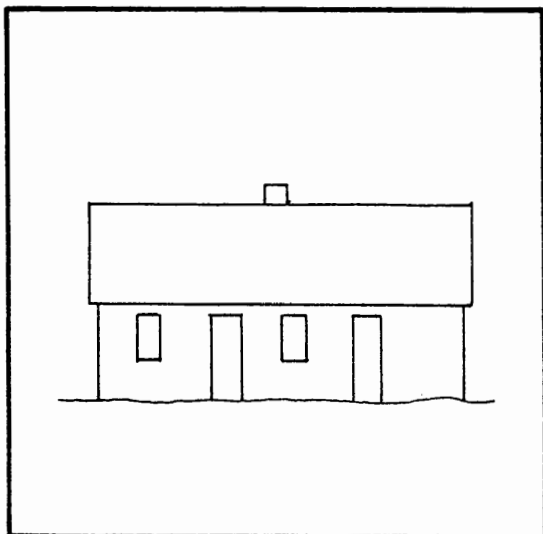
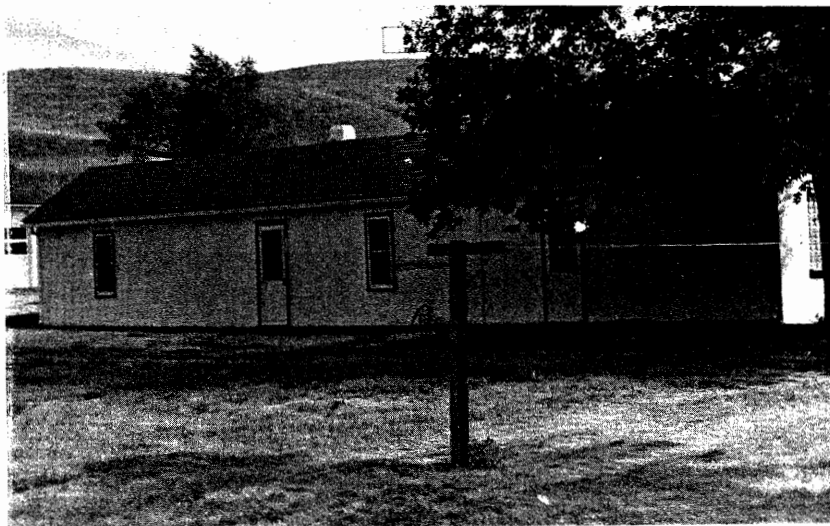
PROPERTY TYPE: Ranch (08.1)

LOCATION: SW1/4, NW1/4, SEC 35, T 22 N, R 38 W

TOTAL CONTRIBUTING BUILDINGS: 8 **STRUCTURES:** 0

SITES: 0 **OBJECTS :** 0

Selected as a potentially significant representative of the Sand Hills Range Livestock Historic Context based upon the presence of several historic large-scale cattle producing buildings.



NeHBS NUMBER: GT00-16

DATE: c.1920

RESOURCE NAME: S Bar Ranch

HISTORIC CONTEXT: Agriculture: (08.08)

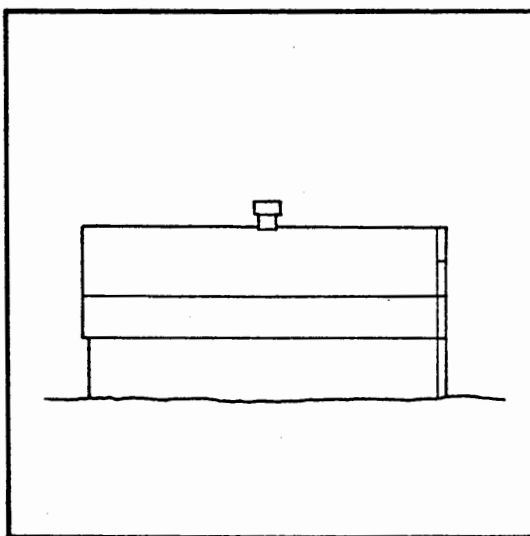
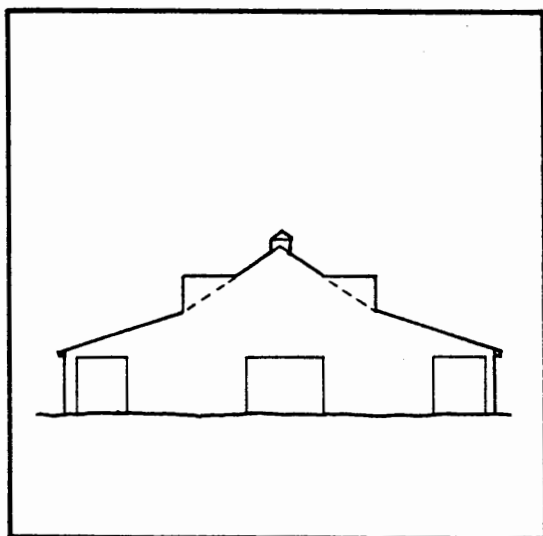
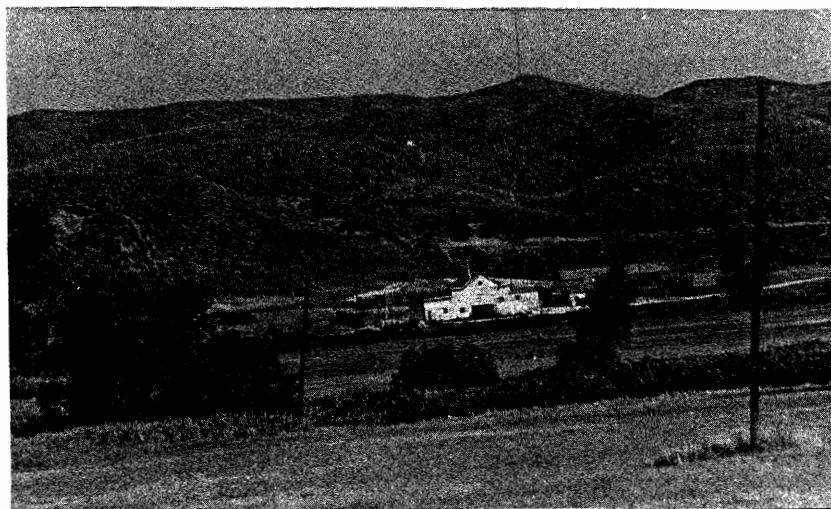
PROPERTY TYPE: Ranch (08.1)

LOCATION: SW1/4, NE1/4, SEC 24, T 21 N, R 37 W

TOTAL CONTRIBUTING BUILDINGS: 8 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 2

Potential significance for this property is based upon the extant collection of historic cattle producing ranch buildings associated with the Historic Context of Sand Hills Range Livestock Production.



NeHBS NUMBER: GT00-31

DATE: c.1917

COMMON NAME: Evans Ranch

HISTORIC CONTEXT: Agriculture: (08.08)

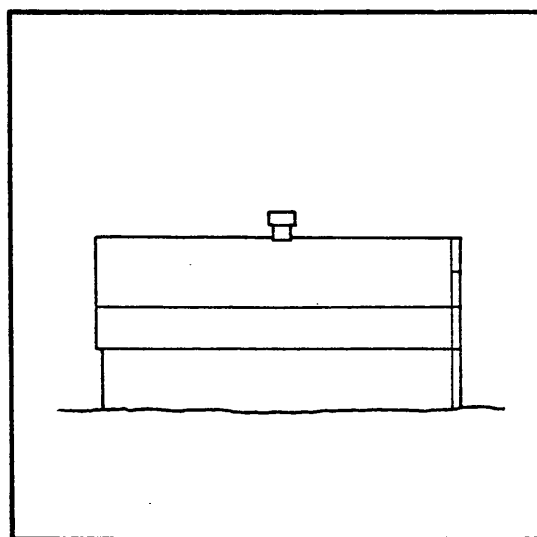
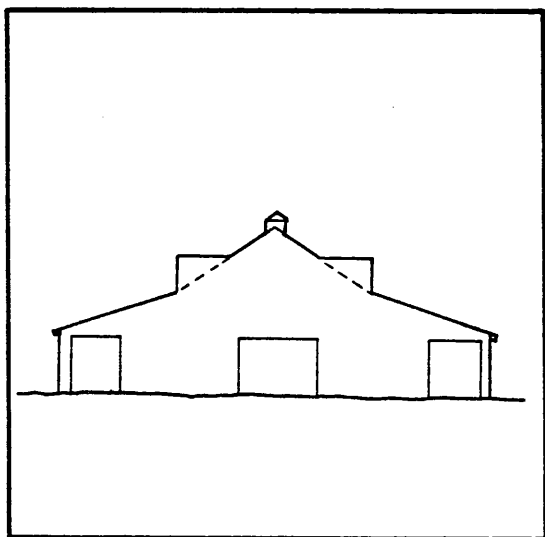
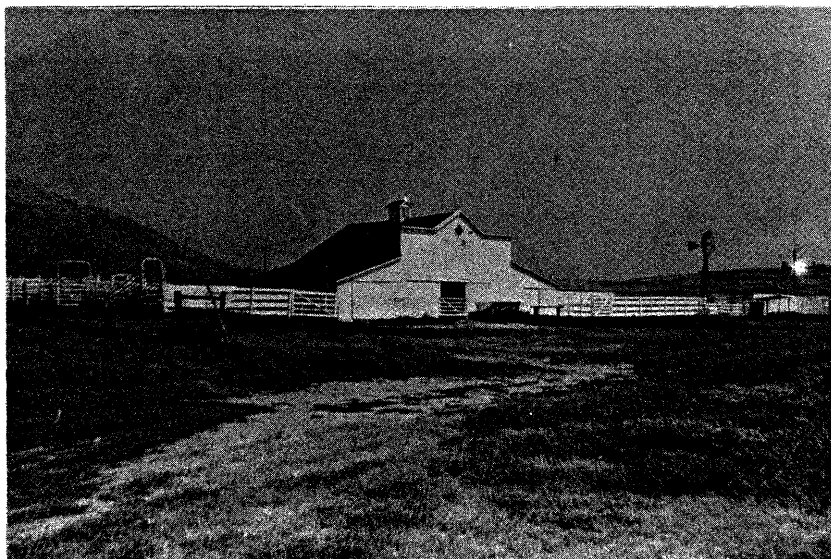
PROPERTY TYPE: Ranch (08.1)

LOCATION: NE 1/4 SE 1/4 Sec. 4, T 24 N, R 36 W

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Early twentieth-century Sand Hills Range Livestock property included in the Preliminary Inventory exclusively for the presence of the large scale frame cattle barn with false-front motif.



NeHBS NUMBER: GT00-33

DATE: c.1920

COMMON NAME: University of Nebraska Ranch

HISTORIC CONTEXT: Agriculture: (08.08), (06)

PROPERTY TYPE: Ranch (08.1)

LOCATION: NW1/4, SE1/4, SEC 2, T 24 N, R 36 W

TOTAL CONTRIBUTING BUILDINGS: 5 **STRUCTURES:** 1

SITES: 0 **OBJECTS:** 2

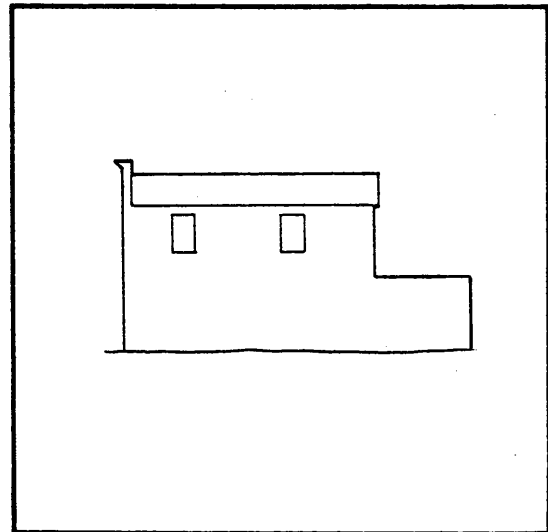
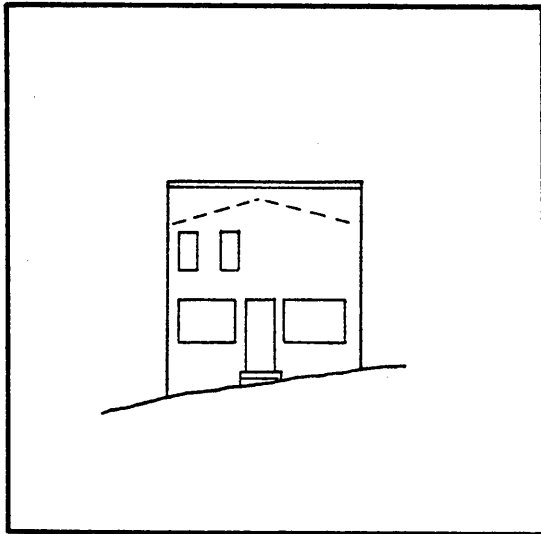
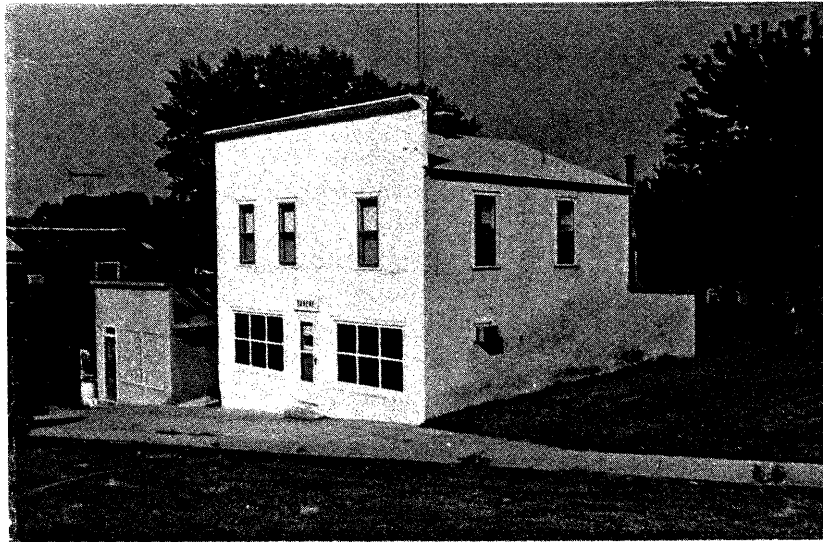
Selected as a well preserved and potentially significant contributor to the Sand Hills Range Livestock Production Historic Context.

Historic Context: Processing Industry

This context encompasses all activities related to the processing, preparation, or packaging of goods. Different categories in this context include, among others, water- powered flour mills, dairy manufacturing, and the sugar beet industry. Of the eleven sub-topics listed under Processing Industry all but one, blacksmithing, relate to the refinement of an agricultural product. In Grant County, the reconnaissance level survey has catalogued two properties with a total of three contributing buildings related to this context.

The first of these properties (GT01-13), consists of two c.1925 frame lumber yard storage buildings. This property is important in tracing the built environment in and around the town of Ashby. Unfortunately, alterations made to the lumber yard over the course of 70 years have contributed to a general lack of historic integrity within this property.

The second property (GT02-23), a bakery, consists of a c.1935 two story frame building with shop level on the first floor and residential living on the second floor. This former bakery testifies to the variety of small town businesses active in many of the sandhill towns during the early twentieth-century.



NeHBS NUMBER: GT02-23

DATE: c.1935

COMMON NAME: Bakery

HISTORIC CONTEXT: Processing Industries: (11.09)

PROPERTY TYPE: Bakeries (11.1.5.1)

LOCATION: E.S. Main bet. Hwy. 2 & Harrison St, Hyannis

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

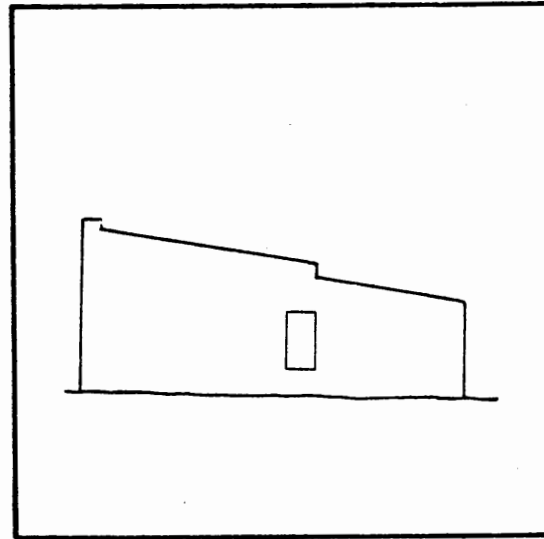
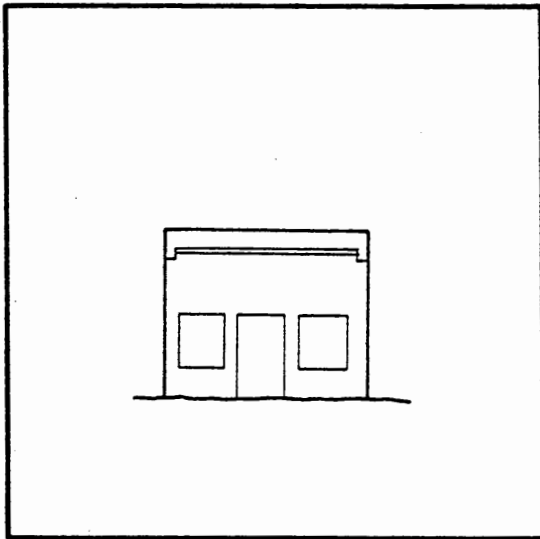
Two-story stucco bakery building indicative of the false front compositional type and significant as an example of small scale food processing in the west-central Sand Hills.

Historic Context: Services

Primary support services provided or controlled by government, commonly viewed as necessities is the basis for topics and subtopics under the Historic Context of Service. In addition to public services such as health care or certain utilities, private professional services are also included under this context. Some examples include the professional practice of architecture, insurance, and banking.

Four properties were documented by the reconnaissance level survey of Grant County. These consist of two bank buildings in Ashby, one bank building in Whitman, and one water tank in Whitman. The two buildings in Ashby consist of the c.1910 one story frame Abbott Bank (GT01-11) and the later c.1925 one story brick Abbott Bank (GT02-12) which replaced the earlier business. King's General Mercantile currently operates in what was the original Abbott bank. The later Abbott Bank building now is used as the town post office. With these new uses came alterations to the original character of both banks and it is for this reason they are not included as eligible for National Register consideration. However, the former First State Bank of Whitman (GT03-12), is worthy of consideration for National Register listing and is included in the following Preliminary Inventory. Located on Whitman's main street, the former First State Bank is a modest one story brick building which has retained a high degree of integrity and stands as an historical symbol of the economical development of Whitman. A small wooden water tank is the final listing of properties under this context for Grant County. This structure consists of a

round wooded tank supported by a frame truss system; although it is interesting as a unique structure, the water tank was not included in the Preliminary Inventory. The Historic integrity of the property was lacking and it is currently in a state of deterioration.



NeHBS NUMBER: GT03-12

DATE: c.1913

RESOURCE NAME: First State Bank

HISTORIC CONTEXT: Services: (15.05)

PROPERTY TYPE: Banks and Savings Institutions (15.1.1)

LOCATION: N.S. Weaver between Mason & Chamberlin Sts, Whitman

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

One-story brick bank building potentially significant for its role in the economic development of northwest Grant County during the early twentieth-century.

Historic Context: Settlement Systems

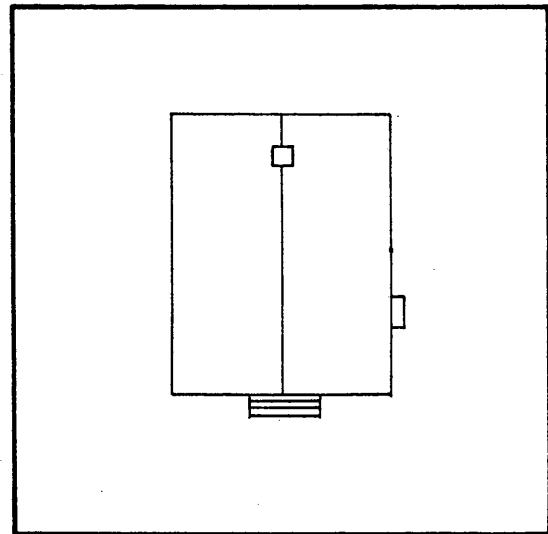
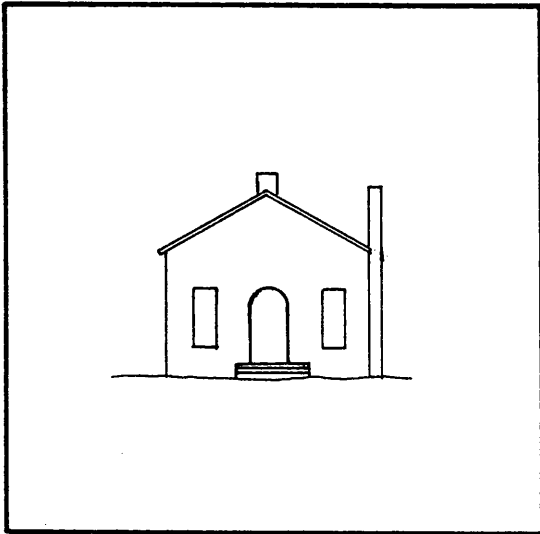
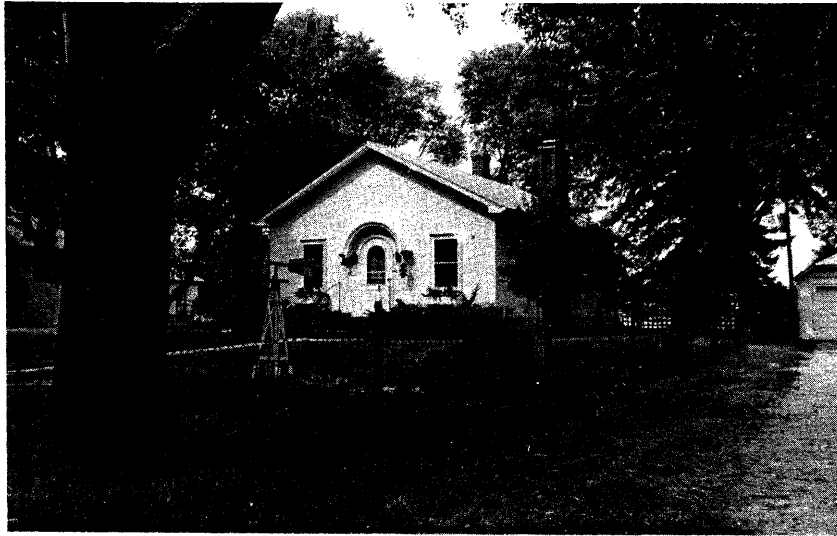
Settlement Systems is the broad contextual title encompassing the division, acquisition, and ownership of land. This theme contains all patterns generated through political, religious, or commercial activities to facilitate the establishment of cultural systems. Specific considerations include acquisition methods and use patterns of land as well as the spatial delineation of lands such as landscape architecture, hamlets, villages towns cities rural systems and the single family dwelling.

Not surprisingly, this contextual theme contained the greatest number of documented historic properties within Grant County. Of the 109 total properties documented in Grant County, 55 or 50.5% fall within the theme of Settlement Systems. This total appears consistent with that of other Northern Sand Hills NeHBS counties containing a similar geographic size. The retention of historic integrity that these 55 properties displayed was obviously quite varied. In some instances, the integrity had been severely compromised through later alterations or additions, while in other cases buildings were recorded which were extremely similar to their original condition. The era of construction for these properties was quite diverse as well. Construction dates appear to range from the first more crude homestead dwellings of the 1880's to the Bungalow types of the 1920's.

The majority of the 55 settlement system properties recorded in Grant County appeared in two basic manifestations: 1) the simple, unadorned vernacular house, and 2) the Bungalow type house. The vernacular, or folk house type

usually consisted of small scale rectangular or square-shaped frame structures covered with exterior stucco sheathings and protected by gable or hip roofs. This house type was generally constructed during the early settlement period of 1884 to 1914. The Bungalow type houses appeared in both front-gable and side-gable versions. The general period of construction for these buildings ranged from 1915 to 1930. Noticeably absent from the pool of settlement system properties of Grant County were the so-called "high style" houses. With the exception of the Bungalow type houses, none of the properties recorded in Grant County contained dwellings employing the popular architectural styles of the late nineteenth and early twentieth-century such as Italianate, Shingle, Victorian, and Queen Anne.

Besides accounting for the largest percentage of recorded buildings, the context of Settlement Systems also contains the largest number of properties recommended for the National Register among those found in the Preliminary Inventory.



NeHBS NUMBER: GT01-5

DATE: c.1920

COMMON NAME: House

HISTORIC CONTEXT: Settlement Systems: (16.01)

PROPERTY TYPE: Single Family Dwelling (16.5.1)

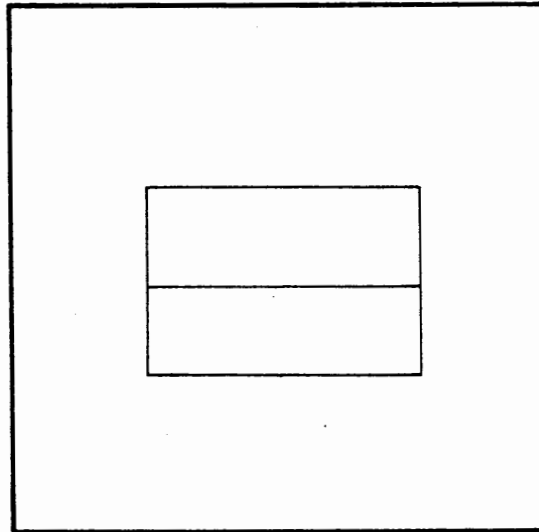
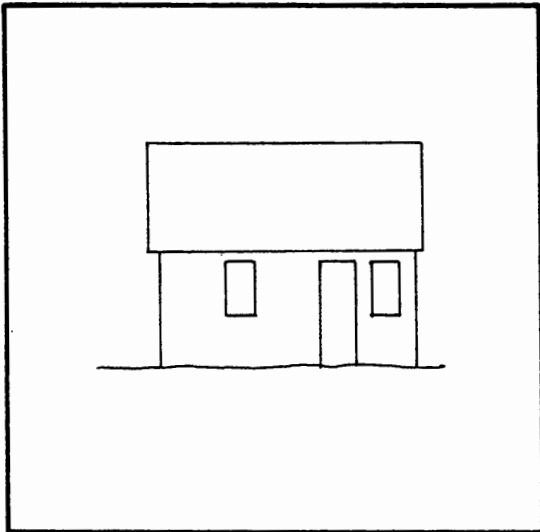
LOCATION: Lot 4, Second Subdivision, Ashby

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Included in the Preliminary Inventory for its association with a numerically significant supertype in Grant County, (Supertype 14). Also retains a high degree of historic integrity.





NeHBS NUMBER: GT02-34

DATE: c.1912

COMMON NAME: House

HISTORIC CONTEXT: Settlement Systems: (16.01)

PROPERTY TYPE: Single family Dwelling (16.5.1)

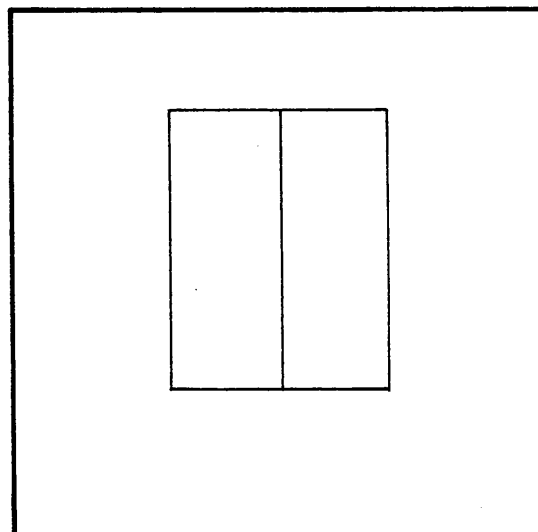
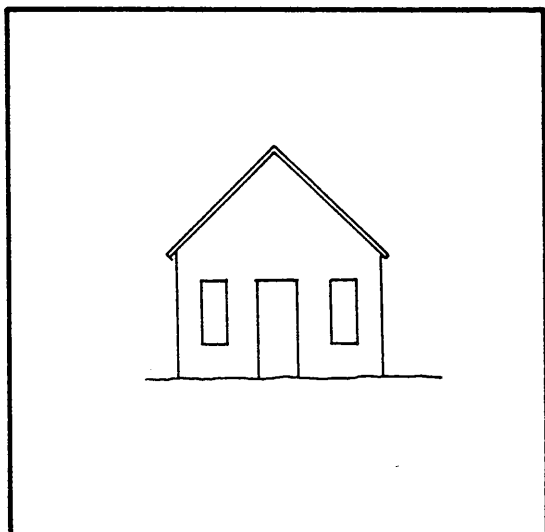
LOCATION: See Hyannis Plat Map

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

One-story frame house with stucco sheathing included in the Preliminary Inventory as an example of the numerically significant Supratype number 5.





NeHBS NUMBER: GT02-17

DATE: c.1905

COMMON NAME: House

HISTORIC CONTEXT: Settlement Systems: (16.01)

PROPERTY TYPE: Single Family Dwelling (16.5.1)

LOCATION: E.S. Dellinger between S. Railway & Harrison Sts, Hyannis

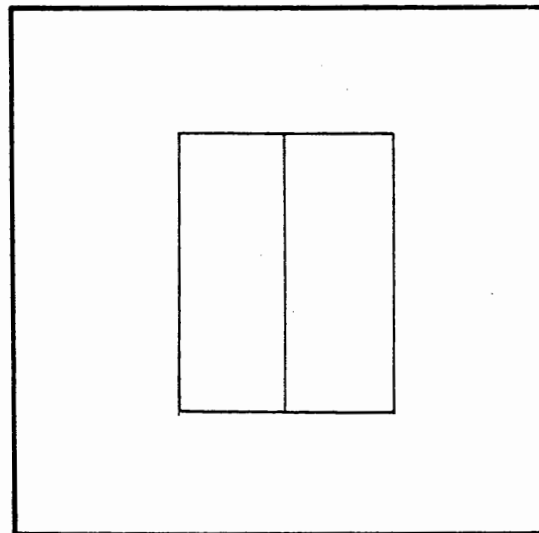
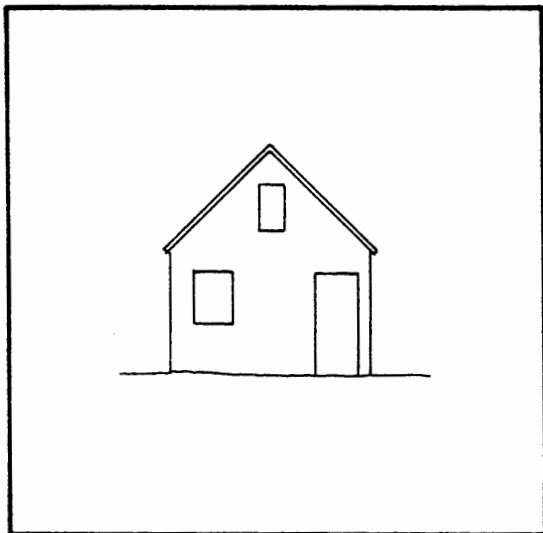
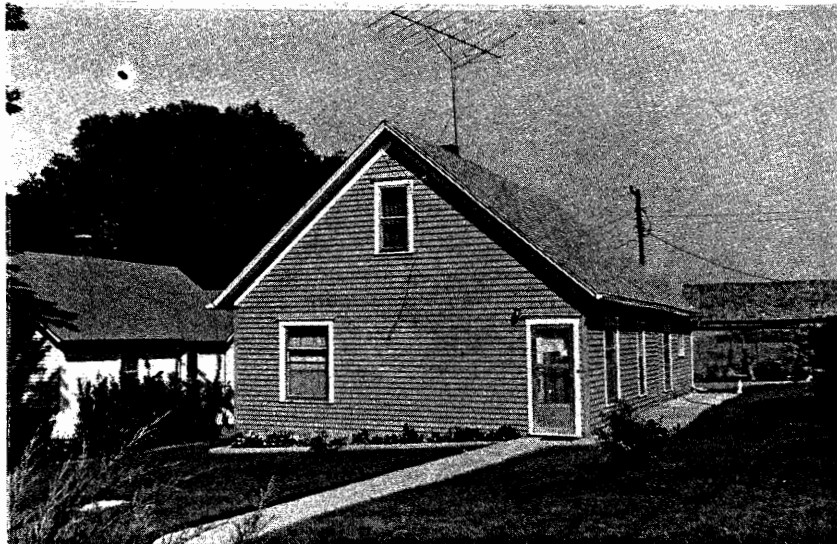
TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0

OBJECTS: 0

One-story frame house potentially significant as an example of the numerically predominant Supratype 6 house form.





NeHBS NUMBER: GT02-11

DATE: c.1910

COMMON NAME: House

HISTORIC CONTEXT: Settlement Systems: (16.01)

PROPERTY TYPE: Single Family Dwelling (16.5.1)

LOCATION: E.S. Manderson bet. Hwy. 2 & Harrison St, Hyannis

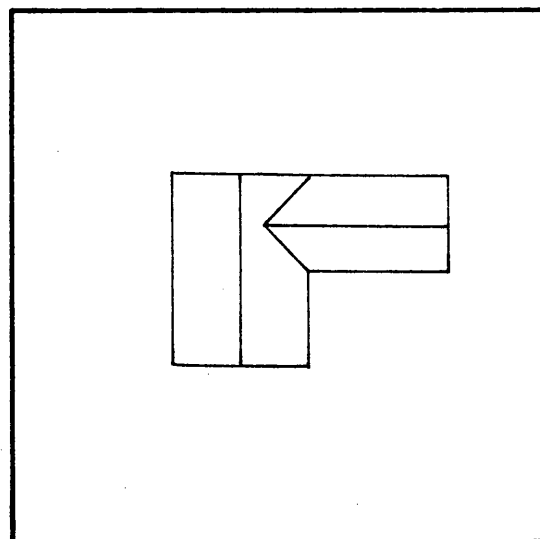
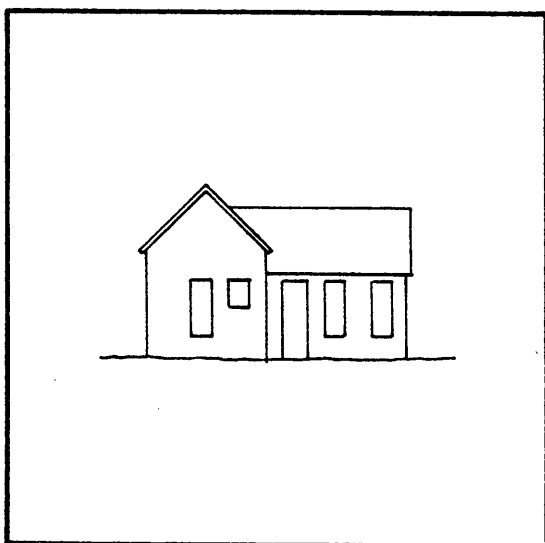
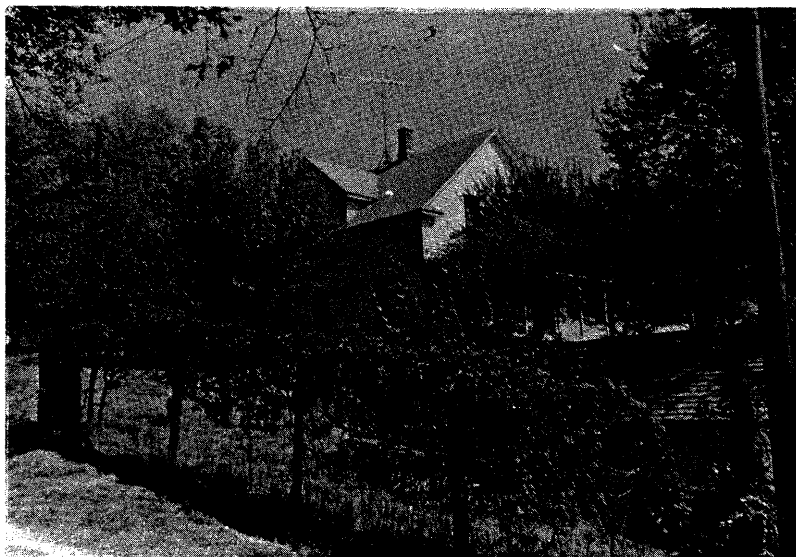
TOTAL CONTRIBUTING BUILDINGS: 2 **STRUCTURES:** 0

SITES: 0

OBJECTS: 0

Included in the Preliminary Inventory as a representative example of the numerically significant Supratype number 14 house form.





NeHBS NUMBER: GT03-16

DATE: c.1910

COMMON NAME: House

HISTORIC CONTEXT: Settlement Systems: (16.01)

PROPERTY TYPE: Single Family Dwelling (16.5.1)

LOCATION: NWC Chamberlain & Mills Sts, Hyannis

TOTAL CONTRIBUTING BUILDINGS: 2 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Included in the Preliminary Inventory as a well preserved example of an early twentieth-century front gable house type and as a representative of the numerically predominant Supratype number 14.



A Supratype Summary of Grant County House Types

It is no surprise that domestic buildings are the most frequently recorded resource in reconnaissance level surveys. The Grant County survey was no exception producing a total of 76 residential resources. This total represents 34% of the 223 contributing buildings and structures within the study area. The preservation of this building type can be attributed to the continuing social need for shelter and the predominant location of houses in extant communities where the opportunity for occupancy is greater. The recording of residential buildings in the Grant County survey included not only occupied resources, but abandoned as well. In addition, all houses that were surveyed as part of a church site or farmstead were included in the aforementioned totals.

In consideration of the large abundance of these resources and in an attempt to avoid "stylistic" designations, the method of Core Supratype Analysis (as developed by the Midwest Vernacular Architecture Committee, D. Murphy: 1985) has been implemented. The supratype analysis eliminated the objective labeling of domestic buildings according to "style" and imposes instead, an objective description based on the primary external mass of the house. To best define the components of the method, an excerpt from the South Bottoms Historic District National Register Nomination (D. Murphy: 1987, 1-4) is included below.

The supratype is a categorization based exclusively on the external massing of houses, similar to that first developed by Kniffen (1936) under the ruberick of "type." The term "supratype" is applied here to distinguish it from the more current methods of type

analysis which are based on form, that is, on external massing and internal space, such as that developed by Glassie (1975).

Core supratypes are defined by combinations of five massing elements as applied to the core structure of houses. Core structure is defined as the predominant mass element which cannot be further subdivided (Figure 2). In general, core refers to that portion of a house which is exclusive of wings and porches. The mass elements which compose the core include its shape, relative size, wall height, roof type, and its orientation on the site.

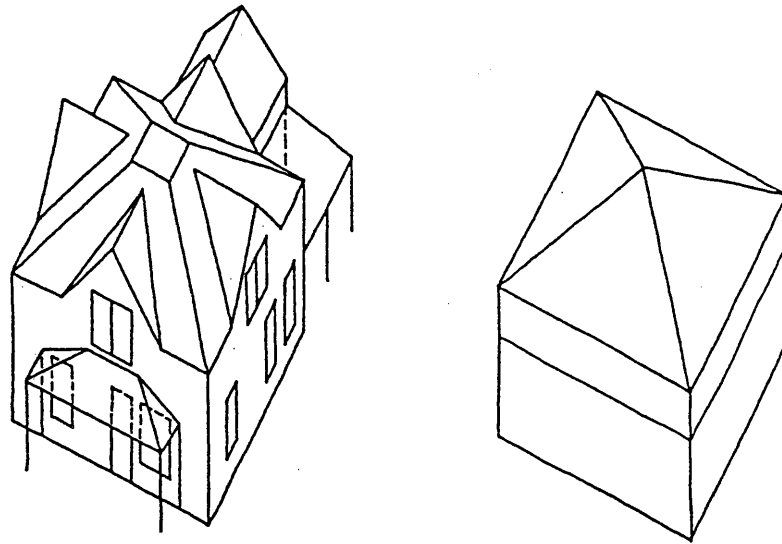


Fig. 2. The core structure derived from the house (after Murphy).

Shape designations for core structures are geometric, based on the ground-level outline of the core. Designations include square (S), rectangular (R), tee-shaped (T), ell-shaped (L), cross-shaped (X), U-shaped (U), polygonal (P), H-shaped (H), courtyard (C), irregular (I), and circular (O).

The horizontal size of the core is related to a need to distinguish large houses from small ones. Size, in the supratype method, refers to horizontal dimension and is applied only to the narrowest dimension of the core, or to its width. While actual dimensions are recorded, houses are sorted based upon "units" of measurement which approximate the number of rooms a given width normally could contain (e.g., one, one with hall, two rooms, etc.). Units of width in the South Bottoms Historic District are defined as 0.5 (less than 14 ft.), 1.0 (14-19 ft.), 1.5 (20-29 ft.), 2.0 (30-39 ft.), and 2.5 (40 ft. or greater).

The second measurement of size involves the height of the core. We designate this dimension in terms of stories, even though it is based exclusively on the height of the external wall, not on the

amount; of usable internal space. The measurement is based on the facade wall, the top of which is expressed by the eave line (Figure 3). Thus attics, the space beneath a sloping roof, are not considered in determinations of height.

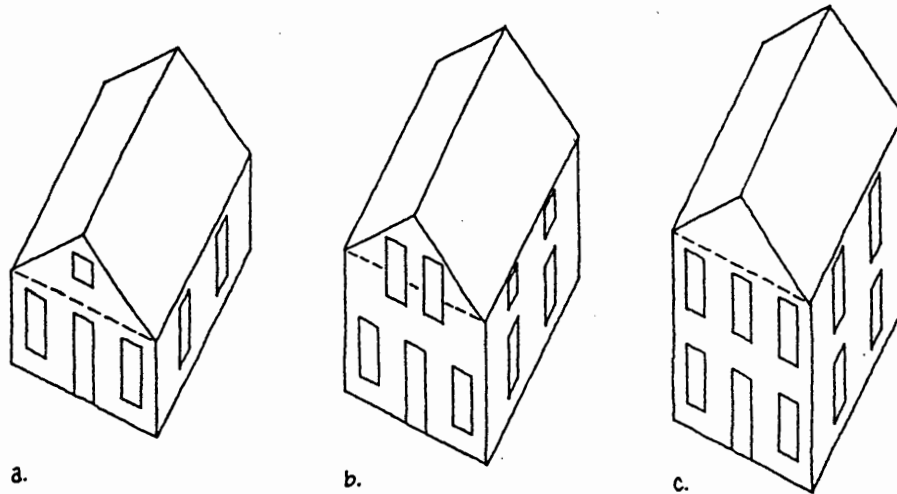


Fig. 3. Wall height guidelines illustrated, note the eave line:
a) one story, b) one-and-one-half story, c) two story
(after Murphy).

The fourth massing element is roof type. These are so well known that they need little explanation. The supratypal method utilizes only four generic types for simplicity, subsuming under these all the variants (Figure 4). The four types include flat (F), shed (S), hipped (H, including pyramidal and mansard), and gabled (G, including gambrel and gerkinhead).

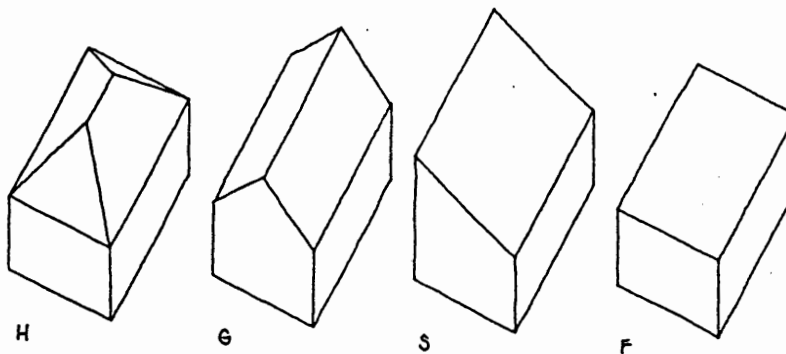


Fig. 4. Generic roof types: H: hipped; G: gable; S: shed; F: flat
(after Murphy).

The last aspect of mass used in describing core supratypes involves the orientation of the core on the site, relative to its facade. Facade is defined as that wall which is the architectural front of the house, facing the road or the street, which is usually but not always more highly decorated. Facades also usually but not always incorporate the main entrance. Orientation is expressed in latitudinal (La), longitudinal (Lo), and non-applicable (Na) terms. There are several core shapes for which orientation is not applicable. Since only two shapes, the square (S) and the rectangular (R), are statistically significant in South Bottoms, orientation will be discussed only for those two here.

For rectangular shapes, if the narrow (gable) end faces the street, the axis of its roof is perpendicular to the street. Its orientation is then termed longitudinal (Lo). If the eave side faces the street, its roof ridge runs parallel to the street and its orientation is described as latitudinal (La). Orientation is always applicable for rectangular cores.

For square shapes (S), where both the front and side dimensions are equal, we would normally consider orientation to be non-applicable (Na). This is true for squares with hipped or pyramidal roofs. However, if the square core is sheltered by a gable roof, the ridge provides an illusion of orientation as though it were rectangular in shape. Therefore, square shapes with gable roofs have orientation recorded in the same fashion as that of rectangular cores.

In summary, core supratypes are external massing categorizations applied to the core structure of houses. Core structure is the predominant mass element which cannot be further subdivided (that portion of the house exclusive of subordinate wings and porches). Five massing aspects of the core are used to derive the supertype---its shape, relative size, height, roof type, and orientation. Particular combinations of these aspects are designated numerically (S.#). (D. Murphy: South Bottoms Historic District National Register Nomination, 1987, 1-4).

Grant County House Types

The use of the Core Supertype analysis in the reconnaissance level survey proved beneficial in that it created an objective process of interpretation for the recording of historic residences. The residential properties documented by the Grant County survey are represented by 23 different supratypes. A

numerical designation has been assigned to each of these 23 types (e.g., S.1, S.2, S.3, etc.). A master list of the 23 individual types is included in this report as Appendix 4.

While 23 various supratypes may seem like a varied lot for 76 total resources, a somewhat more narrow group actually represents the majority of the documented properties. In fact, five supertype categories account for 63% of all recorded properties. Furthermore, 50% of all Grant County houses fit into one of only three supertype categories. The supertype recording of historic houses has produced a large volume of data which can be analyzed in a infinite number of ways. However, in an attempt to present a concise and useful summary of the supertype data, Save America's Heritage has focused on the answers to two basic questions. These are:

1. What were the numerically significant supratypes of the entire county?
2. What were the numerically significant supratypes of town locations versus those of rural locations?

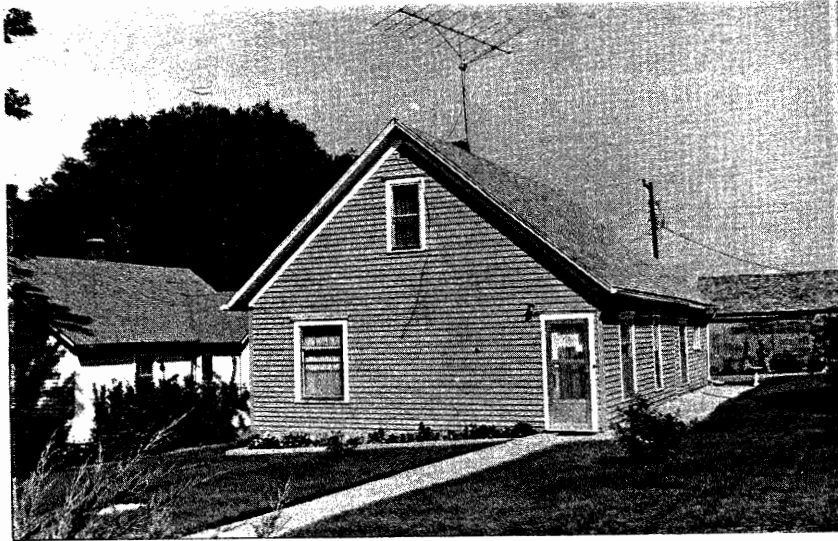
To answer these questions, a numerical analysis of the 23 supratypes was performed to derive a minimum level of significance. With a survey total of 76 houses, this minimum level was established at 10% necessitating a representation of nine or more houses. Of the 23 supratypes generated by the Grant County survey, three individual types exceed the 10% level and are summarized in the following discussion.



Supratype No. 5; R, 1.0u, 1.0s, G, La. Among the 23 supratypes present in Grant County, Supratype No. 5 was the most frequently recorded house form representing 25% of the 76 surveyed houses. The essential characteristics of this type consist of a one-story, rectangular-shaped core in latitudinal orientation with a side gable-end roof ranging in width from 14 to 19 feet. Most often these types contained a perpendicular rear wing of shorter height which was, for the most part, visually obstructed by the latitudinal core. These houses were found more often in town locations (52%) rather than rural locations (47%) and appear to be one of the more popular forms of shelter employed by the first settlers.



Supratype No. 6; R, 1.0u, 1.0s, G, Lo. Among the 23 supratypes present in Grant County, Supratype No. 6 was the second most frequently recorded house form representing 13.2% of the 76 surveyed houses. The essential characteristics of this type consist of a one story rectangular-shaped core with the narrowest dimension ranging from 14 to 19 feet and a gable roof running in a longitudinal orientation with the narrow dimension of the core facing the street. In most cases the core is flanked by a shorter side wing containing a one-story entry porch. This house type appears to have been first employed in the early settlement years of the 1890s. The location of this house type was equally distributed between town locations (50%) and rural locations (50%).



Supratype No. 14; R, 1.5u, 1.0s, G, Lo. Among the 23 supratypes present in Grant County, Supratype No. 14 was the third most frequently recorded house form representing 11.8% of the 76 surveyed houses. The essential characteristics of this type consist of a rectangular-shaped core with the narrowest dimension ranging from 20 to 29 feet, a height of one-story, and a gable roof running in a longitudinal orientation. This house type appears to have been first employed in the early settlement years of the 1980's and was carried into the 1920's where it was more commonly adorned with "craftsman" decorative motifs. The strong representation of this house type is due mostly to its predominant use in town locations. In fact, of the nine houses recorded by the survey which employed the S.14 shape, 67% were found in town locations.

SAND HILLS RANGE LIVESTOCK PRODUCTION



Introduction

Nebraska is a state of great diversity. Diversities exist among its people, its lands, its topography and, of more immediate concern to this discussion, its agriculture. The agricultural diversity of the state of Nebraska has been forged through one hundred years of adaptation and evolution in a land once labeled the "Great American Desert". Since that time, the "desert" waste of Nebraska has been transformed into some of the most productive farm and ranch land in the United States.

The pattern for the diverse agricultural setting in Nebraska was primarily established between 1870 and 1930. The study of the various agricultural practises in Nebraska was first addressed in the 1930's by scientists from the University of Nebraska College of Agriculture. Their efforts focused upon the

definition of "system-of-farming areas" and were published in Research Bulletins issued by the College of Agriculture Experiment Station. The two specific bulletins which focus on the definition of the types-of-farming areas are Research Bulletin Number 244, Types of Farming in Nebraska, by Harold Hedges and F.F. Elliott (May 1930), and Research Bulletin Number 299, Factors determining Type of farming Areas in Nebraska, by L.F. Garey (May 1936). The conclusions derived by these authors regarding the spatial distribution of the farming areas has generally held true to the present day as evidenced by the conclusions of James Williams and Doug Murfield in their Agricultural Atlas of Nebraska, (University of Nebraska Press, 1977).

The term type-of-farming is used to describe a group of farms which are similar in size and enterprise combination. In this way, a group of farms having the same kind, quantity, and proportion of crops and livestock may be said to be following the same type of farming (Hedges and Elliott, pp. 3). Likewise, the term type-of-farming area, refers to an area within which there is a high degree of uniformity in the agricultural production and in the physical and economic conditions under which production takes place (Hedges and Elliott, p. 3).

The boundaries of the type areas defined by the above-mentioned authors do not conform to the county boundaries imposed by state government. Instead, Figure 5 shows a more accurate division of the state into nine regions which are distinct from each other in the nature of their cropping and livestock systems (Hedges and Elliott, p. 21). These nine regions have been designated

as type-of-farming areas and have been individually labeled with titles indicating both predominant agriculture and geography.

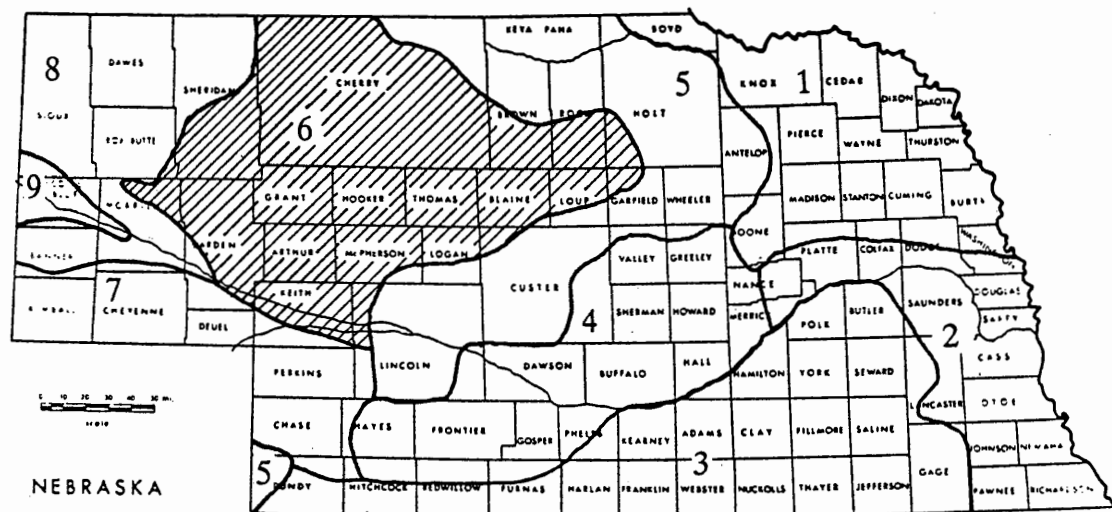


Fig. 5. Type-of-Farming regions for the state of Nebraska.

The nine areas defined by Hedges and Elliott are; 1). the Northeast Nebraska Intensive Livestock Production Area, 2). the Southeastern General Farming Area, 3). the Southern Cash Grain and Livestock Area, 4). the Central Corn and Livestock Area, 5). the Central Hay and Livestock Area, the Sand Hill Cattle Ranching Area, 7). the Southwestern Wheat Area, 8). the High Plains Small Grain and Grazing Area, 9). the Irrigated Area.

No sharply defined boundary lines can be drawn between the areas. In most cases, the transition from one area to another is gradual. The differences lie mainly in the dominant enterprises and their relative importance in the

farming systems (Hedges and Elliott, p. 22).

As evidenced by the map illustrated in Figure number 5, the type-of-farming area which blankets the northern Nebraska Sand Hills Historic Buildings Survey area has been defined as the Sand Hills Cattle Ranching Area. The historical development of the Sand Hills cattle ranching industry is marked by a long and often colorful set of events and people. However, the historical summary of the Sand Hills Cattle Ranching industry has been deferred to a later point in an effort to focus upon the fundamental definition of this farming-type and the resulting set of historic buildings associated with its production.

Sand Hills Cattle Ranching Area

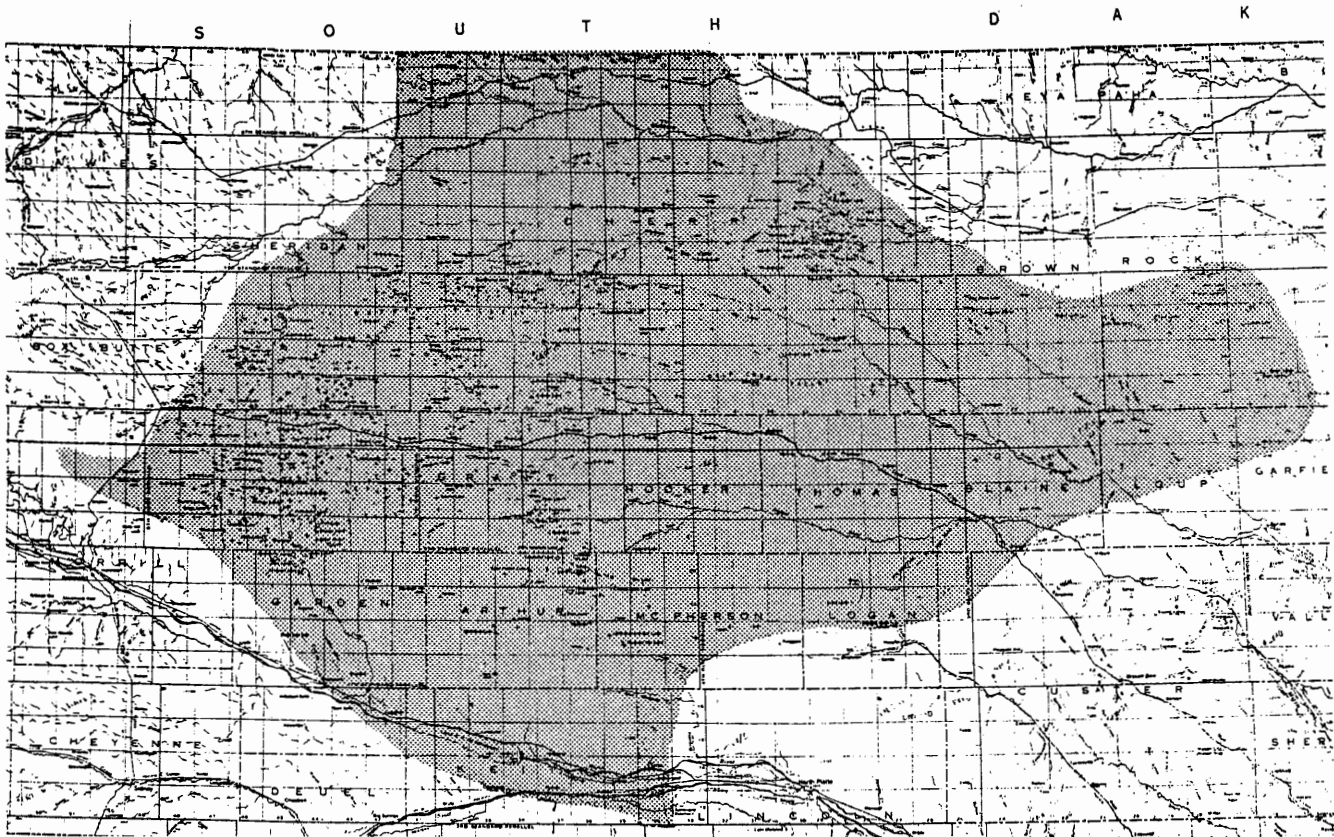


Fig. 6. The Sand Hills Cattle Ranching Area of Nebraska.

The Sand Hills Cattle Ranching area is located in the north-central and northwest portions of the state, (Figure 6). This area extends northward from the Platte River Valley of western Nebraska to the South Dakota border and varies in width from 100 to 200 miles. One of the fundamental characteristics of this area is the extremely large proportion of land devoted to the grazing of cattle. True to it's name, the Sand Hills Cattle Ranching Area includes the

Sand Hills region of Nebraska which is the largest soil and topographic region in the state (Garey 1936, p.27). In fact, Nebraska's Sand Hills cover approximately one-fourth of the state and comprise the most extensive dune formation in the western hemisphere (Madson 1978, p.493). The Sand Hills country is characterized by low-lying dunes of sand covered by native grasses suitable for the grazing of cattle. There is little surface drainage due to the porous nature of the sandy soil. The vast dunes of the Sand hills lie above large aquifers which, in certain areas, reach a depth of one-thousand feet. Between the porous hills are numerous basins which sometimes widen into larger valleys. In many of these valleys the high water table has risen above the surface of the land and formed marshes, ponds, and lakes. The effect of the high water table is most evident in the presence of the 13,000 lakes scattered on the landscape of the north and west regions of the Sand Hills (Madson 1978, p. 499).

The soils of the Sand Hills region are exceptionally fine in texture and extremely susceptible to blowing. For this reason, it is the goal of the cattle producers to maintain the native grass covers which prevent "blow-outs" of the dune tops and provide the necessary supplements for grazing. Due to the presence of the sandy soils, the Sand Hills Cattle Ranching Area is not conducive to the production of cultivated crops. In 1936, only eight-percent of the area was deemed suitable for cultivation (Garey 1936, p.49). Only four percent of the entire region was classified as containing good soils and much of those areas were located along the river and streambeds (Garey 1936, p.49).

Given such environmental conditions it is easy to understand why the land

is utilized principally for the grazing of cattle. With more than seventy-five percent of the land in pasture and the majority of the remaining lands utilized for hay production, the cattle enterprise is the logical choice as the farming type in this region (Hedges and Elliott, p.27). Hay, in combination with limited amounts of other grains provides the winter feed necessary for breeding herds. Since the grasses of the Sand Hills are not primarily suitable for the

production of grass-fat cattle, these breeding herds are maintained and the young cattle from the area are typically sent to the corn belt region prior to final shipment to market (Hedges and Elliott, p.59).

The Sand Hills Cattle Ranching Area, therefore, is essentially a cattle-raising area. The economic base is almost entirely from the sale of cattle with a small proportion coming from crop and dairy products. To illustrate the exclusivity of the Sand Hills as a cattle-raising region, data assembled by Hedges and Elliott showing the utilization of land area in the region from 1899 to 1928 has been illustrated below in Table 2.

Table 2: Utilization of Land in the Sand Hills Cattle Ranching Area, 1899-1928.

Land Utilization	1899	1909	1919	1924	1928
Cultivated Area	.5%	2.0%	3.9%	4.1%	4.2%
Wild Hay	3.9%	8.3%	10.5%	10.5%	11.0%
Pastures	11.3%	42.2%	63.2%	66.4%	80.3%
Land not in farms	84.3%	47.5%	22.4%	19.0%	4.5%

In reviewing this table, we see that the predominant trend among ranches in the Sand Hills was the increase of pasture land for the grazing of cattle. In fact, with the exception of the High Plains Small Grain and Grazing Area, by 1928 all other areas in the state had at least a double-digit split between cultivated acres and pastured lands. The only region to display a dominance in a singular agricultural type (in this case cattle) was the Sand Hills Cattle Ranching Area. Therefore, comparatively speaking, no other single agricultural type is as important to its respective region as the cattle industry is to the Sand Hills Ranching Area.

Property Types of the Sand Hills Cattle Ranching Area

In the property type discussions previously generated for the NeSHPO regarding ethnic-related contexts, the buildings of discussion were organized according to the separation of Old World and New World traditions. Unfortunately, the study of buildings associated with the Sand Hills Cattle Ranching do not lend themselves to this conceptual separation. While it is acknowledged that the design and arrangement of farm buildings elsewhere in Nebraska may have been influenced considerably by cultural traditions, the buildings of the Sand Hills Cattle Ranching Area are generally void of a significant ethnic influence. This is in part due to the minimal influx of foreign-born immigrants as well as the overall lack of a population base capable of transferring ethnically-associated building characteristics. Even if the potential for variances in cultural design were a valid concept in the Sand Hills Ranching Area, all cattle production requires a basic group of

animal and human-related structures. The compulsory provision of food, shelter, and land was required regardless of ethnic influences. Based on this attitude, the following property type discussion will simply focus upon the basic structures associated with sand hills cattle ranching.

The sand hills ranching system requires a variety of buildings and skills necessary for the successful management of significant numbers of cattle. Ranches which have retained their pre-mechanization buildings will have a variety of structures important to the reconnaissance level survey. The buildings found on the Sand Hills cattle ranches are similar in some respects to those found on the Intensive Livestock Production farms of northeast Nebraska. The buildings, structures and objects of common reference are; cattle barns, cattle loafing sheds, implement sheds, cattle fencing systems, windmills, windbreaks and the occasional small-scale corn crib. In addition to these animal-related structures, a set of domestic oriented buildings are also found in each of these regions: the ranch or farm house, wash houses, privies, cellars, milk houses, smoke houses, gardens, and chicken houses.

However, it is more significant at this time to note the additional set of buildings found exclusive to the Nebraska Sand Hills Cattle Ranching Area. All of the buildings mentioned in this category were constructed to either satisfy the management needs of the cattle themselves or to shelter the activities of the ranch hands employed in handling the herds. The buildings associated with the labor force include; bunkhouses for sleeping quarters, saddle sheds for the storage of riding equipment, cookhouses to prepare large group meals, and commissaries for the serving of those meals.

The specific structures or objects created exclusively for the handling of cattle include; dipping stations for the cleaning and health maintenance of cattle, vaccination/branding stanchions for the immunization and identification of stock, breaking pens for the implementation of working stock, sorting pens for the management and separation of bulls, calves and heifers, holding corrals usually located in outlying pasture land, and loading chutes for the eventual shipping of sale-bound cattle.



In addition to the fact that there exists a unique set of structures exclusive to Sand Hills cattle ranching, it is also important to note that the visual characteristics of a Sand Hills ranch are also unique in comparison with other type-of-farming areas in Nebraska. The overpowering presence of the Sand Hills landscape immediately imparts a mentality of no-nonsense survival tempered by intriguing beauty. The most visually and emotionally accurate description of a Sand Hills ranch read by the author to date is found in John Madson's adventure

to the Abbott Ranch in west-central Cherry County (National Geographic, Oct., 1978).

From the main highway the road back to the ranch is nine tough miles of ruts and sand traps. The farther you go, the more you wonder where you made the wrong turn. Suddenly, around the shoulder of a high ridge, there is ranch headquarters. The main house, in a grove of cottonwoods and box elders, is 67 years old, high-ceilinged and spacious. Nearby stand the bunkhouse and cookhouse, and set into the side of the ridge is a combination butcher shop, creamery, and commissary that can feed the ranch crew for two months if blizzards close the road.

Across the ranch yard, a blacksmith forge and machine shop are equipped to serve either horse or tractor. Beyond the pens, corrals, loading chutes, and dipping tanks lies a broad, sheltered valley with herds of wintering cattle. There is a certain quality about a working ranch like this; it is a window into yesterday, with something unchanged since before the ranges were fenced.

And it is indeed true that the appearance of a Sand Hills ranch nestled among billowing hills imparts an ageless "old west" quality. A quality perhaps derived in part from its early beginnings as an outgrowth of the Texas cattle industry.

HISTORY OF SAND HILLS CATTLE RANCHING

The Texas Cattle Industry

Despite the fact that small herds of cattle were ranged on the road ranches of the Platte Valley before the Civil War, the large scale post-war range cattle industry had its origins in the state of Texas, (Olson, pp.185). This fact was brought forth in Edward Everett Dale's comments in The Range Cattle

Industry (Univ. of Oklahoma Press, 1930):

Any history of the cattle industry in the west must begin with Texas since that state was the original home of ranching on a large scale in the United States, and from its vast herds were drawn most of the cattle for the first stocking of the central and northern plains (Univ. of Oklahoma Press, 1930).

Unfortunately, while it was not difficult to raise cattle in Texas, it was difficult in finding markets of a local proximity in which to sell the Texas raised longhorns. Prior to the Civil War, this problem was solved by driving the cattle great distances to the southeastern ports of New Orleans and Galveston or the northern ports of Chicago and Cincinnati. However, the advent of the Civil War during the early 1860's disrupted the cattle industry by cutting off the established markets of the 1840's and 1850's, (Olson, pp.185). With these markets no longer available, the population of cattle in the state of Texas swelled and included not only those stock in managed herds but also large numbers of wild cattle as well. In the years immediately following the conclusion of the Civil War (1865-70), the Texas cattle industry resumed the tradition of the long cattle drive. This time however, the destination of the drives was generally not the previously-mentioned port cities to the southeast and north but rather to the shipping points along the westward moving rails of the Kansas Pacific and Union Pacific railroads (Olson, p.186). This change in destinations resulted in the development of ranches in the northern plains bringing the cattle nearer the shipping and market areas.

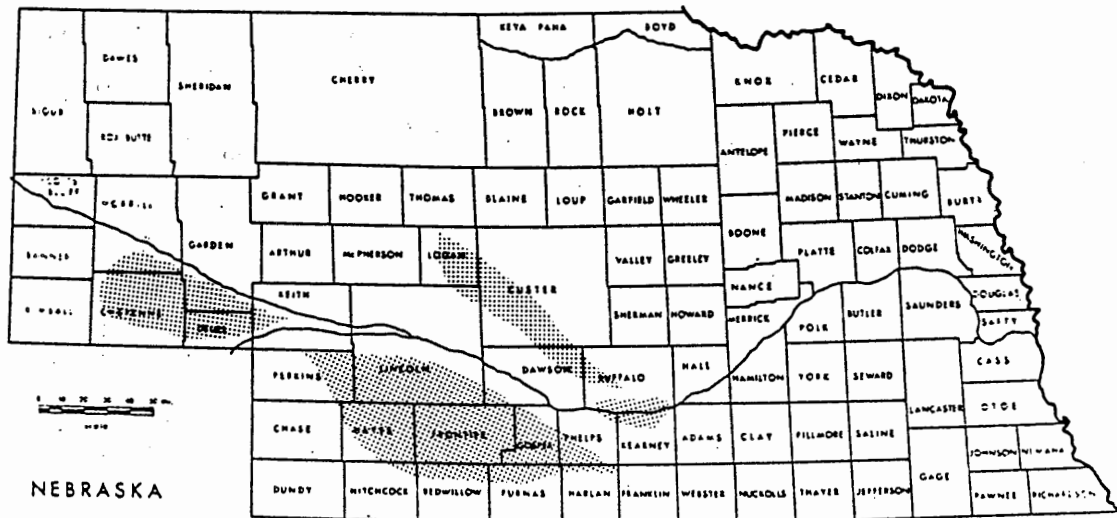
The Development of Railroad Cattle Shipping in Nebraska

Despite the post-war advent of new shipping locations on the plains north of Texas, a relatively low percentage of the cattle were driven as far north as Nebraska (15,000 of 260,000 in 1866). Of the cattle which were driven to Nebraska, the majority were purchased by the United States government to feed the Native American Indians located on Nebraska reservations. The largest percentage of cattle driven north from Texas were destined for Abilene, Kansas to be shipped eastward on the Kansas Pacific rail lines. However, in the winter of 1869, officials from the Union Pacific Railroad began to interest themselves in the prospect of shipping cattle from points along their rail lines in Nebraska (Olson, p.186). By the summer of 1870 the Union Pacific had finalized its plans and had joined in competition with the Kansas Pacific Railroad in the cattle shipping industry. The early shipping points of the Union Pacific in Nebraska were Schuyler (1870), Kearney (1871-73), and finally Ogallala (1873-c.1885). While the existence of Schuyler and Kearney as cattle shipping points was short-lived, Ogallala became a primary shipping point and was subsequently labeled the "Cowboy Capital" of Nebraska. In 1875, over 60,000 Texas cattle were driven into Ogallala and from 1876 to the middle 1880's, the number of Texas cattle brought into Ogallala on an annual basis was over 100,000 (Olson, p.187).

The days of the northbound cattle drives from Texas came to an end in the middle 1880's as settlement in northwest Kansas and southwest Nebraska created competition for land and invoked herd laws to stem the flow of Texas cattle into recently settled Nebraska lands. By this time however, the cattle

industry brought up the trails from Texas had firmly established itself in the environs of western Nebraska and eastern Wyoming.

The Nebraska Range 1865-1876



The beef cattle industry originally established in Nebraska was located in four primary areas: the lower panhandle region between the North and South Platte rivers; the region between the Platte and Republican rivers; the Platte Valley adjacent to Kearney; and the valley of the South Loup River (Olson, p.188). These four regions shared several factors necessary for the establishment of cattle operations. Each of the areas were near the terminals of the Texas trails on the Union Pacific, they were protected by U.S. military forts, they had access to the local markets of the Indian reservations, and they contained good pasture land, (Olson, pp.188). After the rangelands in these initial areas

were occupied, the cattle industry spread into the settled portions of the state. As the drought and grasshopper years of the middle 1870's forced many settlers off the land in the upper Elkhorn (Holt County) and Republican River valleys (Furnas, Red Willow, and Hitchcock counties) the cattle moved into these areas and expanded the boundaries of their industry (Olson, p.188).

However, the northern Sand Hills region of Nebraska remained extremely uninviting to the early cattlemen of Nebraska. With the exception of the cattle sent into the Sand Hills ranges from ranches on the south and east fringes of the region (John Bratt & Co. Ranch 1870-72; Keystone Cattle Co. and the B-Bar Bosler Bros. 1875; Cody-North Ranch 1877), the interior of the Sand Hills area was a source of mystery and fear to the cattlemen of Nebraska until the late 1870's (Aeschbacher, 1946, p.209). This is attributed to both the misconception of the Sand Hills as inadequate grazing land and to the fear of the Sioux Indian nation who controlled the Sand Hills until their 1876 secession to the U.S. Government. The Sioux nation claim to the Sand Hills area stemmed primarily from a treaty signed in 1868 which confirmed the Sioux claim to all land north of the North Platte River (Aeschbacher, 1946, p.205). As the whites followed the Oregon Trail and Union Pacific railroad through Nebraska, they avoided the Sand Hills territory of the Sioux nation. Consequently, there is no record of any permanent white settlement in the Sand Hills prior to 1875 (Aeschbacher, 1946, p.206). In that year, the U.S. Government paid the Sioux \$25,000 for an 11,000 square mile strip of the Sand Hills which extended northward from the fork of the Platte River to within twenty miles of the Niobrara River in what is now Cherry County. Then in

1876, after a year of conflict and bloodshed with the U.S. Government, the Sioux ceded the remainder of the territory north to the boundary of the state (Aeschbacher, 1946, p.206).

Despite the 1875-76 acquisition of the Sand Hills territory by the U.S. Government, the early cattlemen of Nebraska were still hesitant to penetrate the unknown interior of the rugged Sand Hills. This remained true until the spring of 1879 when two separate experiences forced the cattlemen to reconsider.

The first of these incidents occurred when Frank North of the Cody-North Ranch decided to take a herd of cattle straight north through the hills from the roundup on his southern range to his home range on the Dismal River. In years prior to this, North had avoided the Sand Hills by circling around the southeastern edge of the territory. In doing so, however, he had more than doubled the seventy mile direct route which he embarked upon in 1879. After going about thirty-five miles through supposedly dry country, North came upon a lake around which were approximately seven-hundred head of cattle in much better condition than those he had gathered on his roundup (Aeschbacher, 1946 p. 211). At about the same time, the Newman Brothers of the N-Bar Ranch located in the northwest fringe of the Sand Hills experienced a similar discovery. The Newmans considered the Sand Hills a graveyard for cattle and therefore established "line-rider" ranches along the edge of the hills to prevent the cattle from drifting into undesirable land. However, a blizzard in March of 1879 drove approximately six-thousand head of cattle past the line-riders and into the hills. In April of the same year, the Newman's decided to make an

attempt to save the cattle by sending a roundup into the hills. After working five weeks, the crew brought back not six-thousand, but eight-thousand cattle that wore the Newman brand, and an additional one-thousand head of unbranded cattle that were apparently descendents of animals that had drifted into the Sand Hills in previous years, (Aeschbacher, 1946, p.211).

If these two incidents were not enough to convince the cattlemen to reconsider, the winter of 1880-81 provided the final incentive. During the severe blizzards of that season, thousands of cattle ranged on the Platte Valley perished in the storms. Meanwhile, the Cody-North Ranch isolated in the southern Sand Hills lost relatively few cattle (Aeschbacher, 1946, p. 212). After this, the ranchers realized the Sand Hills region was not only suitable as cattle country, but in many respects was superior to the previously utilized rangelands.

Consequently, by the middle 1880's, the Sand Hills had developed into an important region for the beef cattle industry. This development was forged however, not by the hands of the big cattle companies previously mentioned, but by the recent influx of small scale operations. The big ranch companies never seriously invaded the area, and none actually moved their headquarters into the prosperous hills. Instead, they remained near the shipping points of the Union Pacific railroad and only ventured into the Sand Hills during their semi-annual roundups (Aeschbacher, 1946, p. 213). Because these large companies did not pursue the establishment of their headquarters within the Sand Hills, the opportunity for the small operators to move in and establish their own ranches was presented. Initially these new ranches consisted of modest land

holdings and small cattle herds. By the year 1900, however, these small single-family ranches had grown into large organizations which controlled thousands of acres of Sand Hill grazing land (Olson, p. 191). This era of growth was aided by the extension of the Burlington Railroad through the interior of the Sand Hills in the years 1887-88 (Olson, p. 190).

The availability of rail shipping provided the "new" ranchers with access to markets in the east and enabled their once small holdings to expand rapidly. Some of the first permanent ranchers in the Sand Hills to build their small-scale holdings into large operations include;

Name	Date	Location
Thomas Lynch	1884	Hyannis Vicinty, Grant County
Jay Taylor	1888	Whitman Vicinity, Grant County
Abbott Ranch	1886	Hyannis Vicinity, Cherry County
Haney Brothers	1886	Grant County
J.M. Gentry	1887	Whitman Vicinty, Cherry County
J.H. Minor	1888	Hyannis Vicinity, Grant County
James Forbes	1888	Hyannis Vicinity, Grant County
R.M. "Bud" Moran	1887	Hyannis Vicinity, Grant County
U Cross Ranch	c.1888	Cherry County
F.L. Perrett	1890	Hyannis Vicinity, Cherry County
A.T. Davis Ranch	1888	Ashby Vicinity, Cherry County
Plummer Dumbbell Ranch	c.1888	Cherry County
Woodruff Ranch	c.1888	Cherry County
Mason Ranch	c.1888	Cherry County
Stansbie Ranch	c.1888	Cherry County
Gage Ranch	c.1888	Cherry County
Lawson Ranch	c.1892	Cherry County
Becker Ranch	c.1892	Cherry County

In addition to these settlers, some of the large companies of the southern plains states such as the Spade and 101 Ranches as well as the British-owned UBI ranch had established holdings in the Sand Hills.

Initially, the ranchers of the early 1880's simply ran their cattle on public domain. They selected the best piece of land they could find and simply located as squatters without paying either taxes or rent (Aeschbacher, 1946, p. 219). The range was considered "open" only in theory. The cattlemen, through mutual agreements and friendly local governments, were able to control the influx of homestead settlers through friendly persuasion and strong-armed harassment. Then in 1885, the cause of the homesteaders was strengthened by federal legislation which prohibited any enclosure of the public domain (Olson, p. 192). This of course, was worrisome news for the ranchers of the Sand Hills who had fenced large tracts of public land in an effort to deter the incoming homesteaders. Coincident to this legislation was the growing sentiment in the eastern states that the "open" lands should not be an administrative expense to the government but rather privately owned land subject to taxation (Aeschbacher, 1946, p. 219). In order to respond to this sentiment, the ranchers of the Sand Hills proposed plans whereby the present user of the property would have the first opportunity to buy or lease the land they were currently using for range and thereby protect the large investments made in fencing the public land (Aeschbacher, p. 219). However, two serious blows were dealt to the ranchers in the early twentieth-century which affected the cattle industry until the Depression years of the 1920's.

The first of these setbacks came with the administration of President

Theodore Roosevelt in 1901. Under the direction of Roosevelt, the U.S. Government embarked on an effort to enforce the heretofore ignored illegal fence law of 1885. For example, in one case, Roosevelt ordered actions against two of the ruling officers of the Nebraska Land and Feeding Company: Bartlett Richards and William Comstock. The Nebraska Land and Feeding Company operated the Spade, Bar C, and Overton Ranches which comprised over 212,000 acres of illegally fenced government land (Olson, p. 193). The men were eventually convicted and incarcerated in the Adams County Jail of Hastings, Nebraska.

The second setback suffered by the ranchers in their effort to sustain their illegally fenced lands occurred in 1904 and proved to be a substantially more powerful blow. Their hopes for a purchase or lease law were permanently shattered by the 1904 passage of the Kinkaid Act. This act increased the size of the homestead in the Sand Hills from the previously inadequate one-quarter section (160 acres) to an entire 640-acre section. The settlers, known as "Kinkaiders" could receive patents for their lands after residence of five years and proof that they had placed improvements of \$1.25 per acre upon the land claimed. When the Sand Hills were opened to the Kinkaiders, the population of the region boomed. The eastern portion of the Sand Hills were the first area to witness the influx of Kinkaiders (Aeschbacher, 1946, p. 220). While the majority of the claims in the eastern area of the Sand Hills occurred in the years immediately following 1904, the western portion of the Sand Hills was not settled by Kinkaiders for another ten years (Aeschbacher, 1946, p.220). The greater portion of this western area consisted of a tract of the

North Platte Forest Reserve which was not available for claiming until 1913. Following the passage of the Kinkaid Act in 1904, the Sand Hills went through a 10 to 20 year period of ill-fated farming efforts. The sandy soils of the region were not suitable for cultivation and any attempts to sustain annual crops resulted in rapid erosion and eventual "blow-outs" of proposed farmland. The Depression of the 1920's forced many of those who had taken Homestead claims under the Kinkaid Act to sell their land to the cattlemen. For those who did hold on, the combined drought and depression of the 1930's signalled an end to their dreams as well. By this time, the pattern of the present-day cattle ranching industry was fairly well established. Any lingering misconceptions that farming would displace cattle-raising in the Sand Hills region had been firmly dismissed. The vast expanses of the Sand Hills had, in an indirect fashion, returned into the hands of the cattle-raising industry and the balance of the fragile grass covered dunes was once again restored.

THE IMPACT OF THE KINKAID AND HOMESTEAD ACTS IN THE NORTHERN NEBRASKA SAND HILLS

The Homestead Act, and more importantly the Kinkaid Act, had a significant impact on the settlement of the Sand Hills region. Under the patronage of these acts, the population of the Sand Hills region increased tremendously. The influx of settlers spawned an era of economic prosperity which witnessed the construction of a significant number of rural buildings. In order to satisfy the requirements of their claim, the homesteaders and more significantly the Kinkaiders, were required to reside on their claims therefore necessitating the construction of buildings for human and animal occupancy. It is these buildings which are of particular interest to the survey results based on their relation to this important period of settlement. Based on the contributions these acts made to the historic built environment of the northern Sand Hills region it was considered necessary to discuss their provisions and subsequent impact.

During the first two decades of the settlement of Nebraska (1855-1875), the Sand Hills region was left largely unsettled and remained part of Nebraska's unorganized territory. The entire region was known as Sioux country and official business was conducted through Cheyenne County. By the late 1870's and early 1880's, the Sand Hills area was beginning to experience its first influx of settlers. The period of initial settlement that followed (1880 to 1890), was one of generally good conditions and settlement increased at a steady rate. It was during this period that the first impact of the Homestead Act of 1862 was felt in the northern Nebraska Sand Hills region. While the eastern counties of the northern Sand Hills study area (Keya Paha, Brown, Rock,

Blaine, Loup) had experienced homestead claims in the 1870's, the first claims filed in the western counties (Cherry, Grant, Hooker, Thomas) occurred between the years of 1880 and 1886.

The Homestead Act of 1862 provided for up to one-quarter section of "free" land (160 acres) to heads of families who had paid the \$10.00 filing fee and resided or cultivated the land for five consecutive years. Supplemental to the Homestead Act was the Timber Culture Act approved by Congress in 1873. It provided that a homesteader could acquire any additional one-quarter section by planting 40 acres with trees and caring for them for ten years.

Prior to the influx of homesteaders into the Sand Hills, a portion of the region was occupied by large cattle companies using the public domain of the open range for the grazing of cattle. When the homesteaders began to stake their claims, the open range land used by the cattle companies was subdivided into smaller properties of 160 to 320 acre holdings (Olson, p. 192). The majority of homesteaders, in compliance of the Act, began to cultivate the land of the northern Sand Hills. However, this proved to be an ill-fated decision due to the high susceptibility of the sand-based soil to erosion. Once the grass covered mantle was tilled under for cultivation large "blow-outs" resulted and the land which had been cultivated was rendered useless. By the end of the 1880's, the perception of the Sand Hills as an inadequate region for cultivation had been realized (Tubbs, p. 117).

In the 1890's, faced with drouth, grasshopper plagues and economic depression, many settlers returned east or moved further west and the area experienced its first loss in population. Because of the events this decade, the ultimate impact of the Homestead Act in the northern Sand Hills was

relatively short-lived and uneventful. This however, is in marked contrast to the impact of the Act in Nebraska as a whole.

Under the impetus of the Homestead Act and other land promotions, settlers poured into the state literally by the thousands. The population of Nebraska increased from 452,402 in 1880 to 1,058,910 in 1890, a total increase of 134% (Olson, p. 195). Also during the decade of the prosperous 1880's, twenty-six counties were organized throughout the state leaving only four counties as yet unorganized. While a great deal of credit must be given to settlement that resulted from the arrival of the railroads, it was through the Homestead Act and related federal legislation that much of Nebraska's rural lands were settled (Olson, p. 157).

Despite the statewide success of the Homestead Act, the only successful use made of the law in the Sand Hills was by cattlemen who used it to secure stream fronts and water holes. In fact, a great deal of the Sand Hills area had never been homesteaded and was used only for open grazing (Tubbs, p. 118). The condition of the homesteaders in the Sand Hills region during the 1870's convinced much of the population that the settlement of the area under the existing Homestead or Timber Claim Acts was not satisfactory. The land which the settlers could obtain was not sufficient for sustaining a livelihood in the Sand Hills region. Even in the areas of the Sand Hills where cultivation of crops was possible, 160 to 320 acres was simply not an adequate amount for a single-family property. The original intent of the Homestead Act was to distribute the land in humid areas east of the 100th meridian but it made no provisions for increasing the size of the claim for those areas with insufficient rainfall of inadequate soils (Reynolds, p. 20). The desperate

plight of the homesteader in the Sand Hills region gradually gained the support of regional and national politicians. In fact, prior to the drouth-stricken 1890's, the Public Lands Commission of 1879 recommended a homestead on grazing lands of four square miles. Cattlemen, however, were naturally satisfied with existing conditions and the four section recommendation was never accepted.

However, the idea of an enlarged homestead as a means of settling the Sand Hills was revived by T.A. Fort of North Platte following the drouth of 1890 (Tubbs, p. 118). Fort proposed a homestead of two square miles (2,560 acres) with a requirement of five years residence and annual improvements on the land (Tubbs, p. 118). By 1900, Fort had interested the recently elected Congressman William Neville in his new proposal. In 1901, Neville introduced a bill to provide a two-square mile homestead but the proposal never advanced pass the committee stage (Tubbs, p. 118).

One year later, in 1902, President Theodore Roosevelt called attention to the inadequacy of the quarter-section homestead in the arid western lands. Although Roosevelt made no specific proposals, the road was paved for congressional action. The leadership for this action was assumed by Moses P. Kinkaid of O'Neill, Nebraska who had defeated Neville in the 1902 race for the sixth district congressional seat. In April 1904, Kinkaid introduced a bill to the House of Representatives which would eventually change the settlement history of much of Western Nebraska. The intent of the bill was to "amend the homestead laws as to certain unappropriated and unreserved lands in Nebraska," (Reynold, p. 21).

The bill, as presented to the committee on Public Lands, requested a homestead of 1,280 acres in thirty-seven Nebraska counties to be acquired by a

residence of five years and improvements of \$1.25 per acre for each acre claimed. The committee amended the bill to 640 acres and recommended it to the house on April 13, 1904, stating that the increased size of the homestead would compensate the homesteader on quantity of land for what it lacked in quality and productiveness (Reynolds p. 22). The report by the committee emphasized that, from 1875 to 1904, the land to which the bill applied had been rejected by homesteaders who had settled only on the quarter sections of land good enough to support cultivation. This pattern had left open for settlement the semi-arid grazing lands incapable of supporting a profitable farm on only 160 acre tracts of land (Reynolds page 22). The report also stated that, in numerous cases, the homesteaders who did file claims on the unsuitable areas had only done so with the intent of selling the land to the cattlemen once their claim was fulfilled. A committee was appointed to work out the differences between the two bills and, after approval of both houses, the Kinkaid Act was signed by President Roosevelt on April 28, 1904.

The final form of the bill provided that the homestead unit should not exceed 640 acres and that any lands which were irrigable should not be open to entry (Reynolds p. 23). Homesteaders in the territory who had occupied lands already under entry were allowed to claim adjoining lands up to the 640 acre total and have their existing house serve as the residence for the additional land (Reynolds p. 23). The additional land was then given final proof five years after the filing date.

Evolution of the Family Ranch

"After the new house was built, my grandfather's house was torn down...it used to sit where that concrete shop is now," (Tim Ganser interview, November 1988). This casual description given by one of the ranchers concerning his original family homestead, exemplifies the evolution of the family ranch. From original homesteaders to present day ranchers, the family ranch has not been ignorant to change. Over the years original homesteads have either expanded as a result of prosperous growth or dwindled to the point of raw survival as a result of changing times. It is the first of these scenarios in which we wish to explore further. As acknowledged, the physical components of the family ranch which combine to comprise one unit have evolved from a series of technological advances.

Population growth to the sandhills region saw a major increase during the teens as a result of the Kinkaid Act. Under this act settlers could claim up to 640 acres of land where previously only a maximum of 160 acres was obtainable. Thousands of acres owned by the government were granted over to eager settlers. Mari Sandoz described these people in Sandhills Sundays, (1930):

"...perhaps a potential settler should realize from the start that homesteading was not for the timid, and as soon as a man could say "I'm looking for me a piece of government land-" he was among friends. He and any family he had were welcome to eat at our table and sleep in our beds even if we children were moved to the floor. This was naturally all agreed beyond the twenty-five dollar locating and surveying fee Old Jules charged whenever the settler managed to get the money. Often the family stayed with us until their house was up."

After the acreage was located and property markers were established, the

homesteader began the task of breaking the virgin ground. Farming was the original intention but the sandy composition of the land would soon prove otherwise. Simultaneous to the turning of the land came the construction of a dwelling. Making do with material at hand, many of the early shelters were built out of sod or in the earth itself. Lumber was also available via the railroad. Other buildings essential to the ranch practice such as an outhouse, barn, and other outbuildings, soon followed. These structures were most always constructed of lumber.

As the family ranch continued operation, there began a transfer of responsibility from one generation to the next. Children became pseudo-apprentices to the practices of ranch operation for in time, they would assume responsibility. This transfer of control creates the second generation family ranch.

The Kinkaid Act becomes a historic document representing a stage in early settlement. By this time, methods for ranching have been established. There also exists a house, and the other necessary outbuildings. Changes made to the ranch will build upon what already exists. Additions to the house take place as the family continues to increase. Technological advances in farm machinery require buildings to house them. It is in this period that we see the physical fabric of the ranch expand with refinement in experimental operation.

As the third generation assumes responsibility for the family ranch, changes in building functions begin to shift. Because of modern conveniences such as indoor plumbing and electricity, the original house has become unfavorable as the main dwelling. A new main house is built with the former

house left for the grandparents to live. Eventually, the original house either falls in disrepair, is used for scrap materials, or becomes an outbuilding to house livestock or grain. Sheathing material such as stucco and tin also find practical use in the protection of deteriorated outbuildings in need of repair. One by one the original frame homestead buildings begin to fall. The once important large gambrel roofed barn finds minor use as a part-time garage. The two tall silos flanking it threaten to collapse. But behind the barn is a complex of new cement block buildings long and low with gleaming metal roofs (J.B. Jackson, 1984).

Prefabricated buildings designed and manufactured by large companies from far away places find their way into the ranch landscape. The symbiotic relationship once held by the buildings and the settlers who created them becomes blurred. Even the family house each one unique to its environment slowly disappears in favor of the more economical, more temporary, more impersonal trailer house.

In the course of roughly 100 years, the evolution of the family ranch in Nebraska's sandhills region has experienced major change. Today's vision of the ranch landscape is expressed in pictures of large frame houses and gambrel roofed barns. Will tomorrow's ranch landscape consist of trailer homes and Behlen buildings?

Catalogue Houses

The homesteader got most of his items through mail order catalogues, including, sometimes, his wife, if one could call the matrimonial papers, the heart-and-hand publications, cat-catalogues. They did describe the offerings rather fully but with, perhaps, a little less honesty than Montgomery Ward or Sears Roebuck.

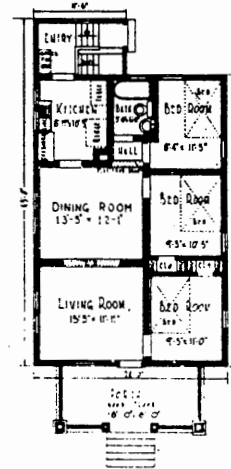
Sandhill Sundays (1930) by Mari Sandoz

Before the days of modern transportation, the physical landscape of many regions influenced and dictated the type of architecture executed. The Sand Hills region of Nebraska offered very little in terms of native building materials for homesteaders. They made do with materials at hand which consisted of a few trees for lumber and plenty of sod for "bricks". The sod house came to represent a common house type known to the plains. Landscape historian J.B. Jackson, described the limitations of materials in the built environment in his book Discovering The Vernacular Landscape, "...In the West... new houses are either of the prefabricated, mail-order variety or made of concrete block for lack of inexpensive lumber," (1985).

Soon after early settlement, the newly established railway system began shipping merchandise to once isolated places. The availability of lumber increased and it soon became the dominant building material. Construction on the plains was at its peak.

The late 19th and early 20th centuries were ripe for entrepreneurs who sold architectural plans as well as the houses themselves. The Hodgeson Company, Alladin Homes, Montgomery Ward, and Sears and Roebuck all had their start in the prefabricated housing business between 1895 and 1910. Sears however, was the largest: its sales reached 30,000 houses by 1925 and nearly

50,000 by 1930, more than any other mail order Company (Stevenson and Jandl 1986).



"The Hampton" was available from Sears and Roebuck (1925-29), from Houses by Mail, Stevenson and Jandl, 1986.

Although catalogue houses were available anywhere the railroad went, popularity of these houses was concentrated in the midwest. Nebraska, and more specifically the sand hills region were not excluded from this 20th century phenomena. Stevenson and Jandl (1986) have identified 20 Sears mail-order houses constructed in Nebraska according to the records from the Sears archives. Documentation of houses includes style, location, and date of construction. Unfortunately, the Sears Company did not keep extensive records on every house sold. Further, numerous house plans were sold without the pre-cut lumber package. In these instances, it is even harder to estimate how many of these houses were actually built and even more difficult to locate. To further complicate matters, it is very difficult to identify a catalogue house just by viewing the exterior. Sears offered a wide selection of the most

sought-after styles. They also welcomed alterations to existing plans as well as custom designed houses.

Save America's Heritage recognizes the importance of catalogue houses to the history of Nebraska. Through the thirty years of catalogue house production, catalogue house companies, especially Sears, has set impressive records of houses sold. Unpretentiously, these houses have been integrated into the architectural landscape and are symbols of innovation in the modern housing industry. The sheer number which were estimated to have been built testifies to the popularity of catalogue homes and reflects twentieth-century attitudes.

RECOMMENDATIONS FOR FUTURE WORK

Throughout the duration of the Grant County survey, random observations were recorded in an effort to later construct recommendations for future work. The general impressions recorded by the survey team were then combined with a post-survey analysis of documented historic properties. The resulting recommendations were conceptualized by Save America's Heritage to fit the "tools" of preservation and documentation available to the Nebraska State Historic Preservation Office. These tools consist of Multiple Property, Historic District, and individual nominations to the National Register of Historic Places as well as intensive survey relating to Historic Context Reports.

The following suggestions are separated into two categories and are presented as follows: 1) National Register Recommendations, and 2) Potential Thematic Studies.

National Register Recommendations

The first of the two categories, the NeSHPO National Register Follow-Up, is a basic summary of the potential National Register of Historic Places listing activities associated with the Grant County survey.

Save America's Heritage strongly suggests the drafting of nominations for all properties judged by NeSHPO staff as potentially eligible for the National Register of Historic Places. The drafting of these nominations may occur in two basic forms. First, as Multiple Property nominations for all properties which relate to Historic Contexts developed by the NeSHPO, or as individual

nominations of the 16 properties listed in the Preliminary Inventory of Grant County historic properties. The properties which appear in the Preliminary Inventory are those which appear potentially eligible for the National Register and should be acted upon immediately following the submittal of this report.

Potential Thematic Studies/Multiple Property Nominations

The following priority for future work recommended by Save America's Heritage is presented at this point as the topic which appear to have the greatest potential for development into a Historic Context Reports. The basis for this suggestion was derived from pre-survey research, agricultural analyses, and reconnaissance survey observations.

It is Save America's Heritage recommendations that the Sand Hills Range Livestock Production (08.08) Historic Context Report be developed by the NeSHPO and followed by an investigative study of historic properties within Grant County which relate to this context. For a discussion of this topic, please refer to the article on Sand Hills Range Livestock Production found on page 57. In addition, a Preliminary Inventory of those properties potentially significant for their association with Sand Hills Range Livestock Production is found on page 32.

APPENDICES

APPENDIX 1: **RECONNAISSANCE RESEARCH DESIGN**

1. Introduction

It is the intention of this paper to contribute two important functions towards the execution of the Reconnaissance Survey of Grant County. First, it will provide Save America's Heritage (SAVE) survey team with the guidelines by which the survey will be performed and secondly, it establishes a means of communicating these guidelines to the NeHBS Survey Coordinator for critique and refinement.

The format of this Research Design will be to discuss first the "non-mechanical" aspects of the survey, followed by a discussion of the tasks considered more "mechanical" in nature. The primary purpose of the "mechanical" discussion is to define the documentation process used in the recording of historic properties while the "non-mechanical" discussion will consist of the survey objectives and limitations.

2. Objectives Of Reconnaissance Survey

After completing a preliminary outline of the objectives associated with a reconnaissance survey, it became apparent that there was an obvious division between those objectives which were qualitative in nature and those that were quantitative. This division has organized the reconnaissance objectives into the two listings that follow.

Qualitative Objectives:

The most obvious objective in a reconnaissance survey is the concept of providing a preliminary characterization of the historic resources extant in a particular geographic area. Beyond this are several other objectives which enhance both the data collected by the survey and the need for the survey itself. First among these additional objectives is the concept of establishing

the setting of Nebraska's historic architecture. Each historic building survey performed will generate information which contributes to a statewide knowledge and builds a background with which future survey information can be evaluated.

Secondly, it is the objective of the historic building survey to identify specific properties or geographic areas which, in the event of an intensive survey, would contribute useful information to the above mentioned setting. Further qualitative objectives include: the possible identification of specific building types, the identification of construction methods which may relate to or are unique to the context of Nebraska's historic architecture, the identification of sites worthy of National Register listing, and the expansion of knowledge relative to a specific geographic area within the state context such as ethnic settlement, building technologies and architectural image.

Outline of Qualitative Objectives:

1. To create a community awareness and interest in Historic Preservation and the National Register of Historic Places (NRHP).
2. The documentation of several significant properties potentially eligible for the National Register of Historic Places as individual, multiple property, or historic district nominations.
3. To document information pertinent to the NeSHPO Topical Listing of Historic Contexts and associated property types.
4. To complete a comprehensive, conscientious survey which will generate information useful to the planning process and future surveys.
5. The collation of survey data for planning intensive survey work.
6. To record information useful to the local planning decisions of the county when assessing projects affecting historic properties. (Section 106) etc.
7. To record any potential links between a particular ethnic

settlement and its associated property types within the survey area.

8. To promote historic preservation through the identification and publication of the historic properties located within the county.
9. To identify properties whose owners may be eligible for various kinds of federal, state, and local assistance in the event the owner pursues the preservation, restoration, or rehabilitation of their historic building(s).

Quantitative Objectives:

- A. The recording of an estimated 100 properties in Grant County at the completion of the survey.
- B. The covering of approximately 80,000 acres (125 square miles) in Grant County. In addition, each of the eleven extant towns in Grant County will be surveyed.
- C. Identification of at least 15 properties worthy of nomination to the National Register of Historic Places.
- D. Identification of at least one possible Historic District or Multiple Property nomination worthy of National Register pursuit.
- E. Evaluating by the following hierarchy those sites for: a) high potential for significance, b) suspicious buildings--those buildings that may be of significance, c) no potential in comparison to others, d) those sites not likely to yield any information.

3. Methods of Reconnaissance Survey.

The "mechanical" aspect of reconnaissance historic building surveys will focus primarily upon the documentation process and corresponding methods used in the recording of historic resources. The recording technique is considered of prime importance and it is the attitude of Save America's Heritage to strive for a conscientious effort and accurate method while recording historic resources. To best communicate our intentions, the following discussion on survey methods has been organized into three groups. These are: 1) pre-field research, 2) pre-field activities, and 3) field activities.

Pre-Field Research

Following the selection of the survey geographic boundaries by the NeSHPO, the pre-field research is begun and focuses primarily on the performance of archival research. The main purpose of archival research is to identify the nature of the survey area settlement by culture, geographic location, and time frame. In addition, the archival research should attempt to identify potential themes of architectural, cultural, and historical significance within the survey area, should they exist. While it is acknowledged that the extent and availability of research information varies according to the events and background of the area, the following references will be investigated prior to the reconnaissance survey: locally written county histories, county histories written within a statewide history, existing survey data in the NeSHPO site files including survey forms, the files of the NSHS photographic collections, centennial publications on community and church histories, archival maps and atlases, newspaper articles concerning a community's built environment, and literature published by local or county historical groups. The majority of these types of publications can be found in the libraries of state and county historical societies. A bibliography of all sources referenced should be maintained and, along with photocopied information, added to the site files. These general data files are organized according to specific counties, local communities, and individual sites. The files are used prior to reconnaissance survey to familiarize the surveyors with the survey area and are consulted again in the field during the survey. Added to the general files are all forms of public correspondence received up to the point the survey is begun.

Due to the absence of an existing Historic Overview report, extensive

preparation becomes necessary to satisfactorily develop the concepts of the report. The content of the Historic Overview is considered a prime source of pre-survey information. Therefore, the following is an outline of the methodology to be employed by SAVE's personnel during the composition of the county Historic Overview.

Each Historic Overview report will identify important patterns, events, persons, or cultural values pertaining to the county. It is anticipated that the information within the Historic Overview will aid in the identification of property types associated with each individual theme. In the preparation of the Historic Overview, the following will be considered:

- A. Trends in area settlement and development.
 - B. Aesthetic and artistic values embodied in architecture, construction technology, or craftsmanship.
 - C. Research values or problems relevant to the county, social and physical sciences and humanities, and cultural interests of local communities.
 - D. Intangible cultural values of ethnic groups and native American people.
- Pre-Field Activities:**

The topic of pre-field activities are considered separate from pre-field research on the basis of their more publicly extroverted nature. Save America's Heritage will begin the pre-field activities with the distribution of notices announcing the survey and its intentions to all the general public. This will be done by placing general notices in established commercial and non-commercial facilities of the communities, such as the United States Post Office, grocery stores, coffee shops, etc. Reinforcing this is the dispersal of press releases to all active newspapers existing in the county. The intent of the release is to inform the public of the survey programs and to solicit their input in the identification of historic resources. In addition to this,

communication will be established with the local historians and historical societies detaining our intent and welcoming their possible input. Included in this communication will be information concerning pertinent Historic Contexts and the time frame of the survey. The final task of pre-field activity will be the precautionary attempts to eliminate public suspicion. The justifiable suspicion aroused by survey activities will potentially be eliminated through the listing of survey vehicles and personnel with local police departments and county sheriff patrols.

Field Activities—General:

The first step prior to embarking on the survey would be the assembling of the necessary documents used during the recording of historic properties. This includes town plat maps, USGS 7 1/2 minute topographical maps, county road maps, site files and the preparation of the Historic Overview. The recording of the historic properties will be conducted during the reconnaissance survey and will consist of a four step process: 1) identifying structures, 2) mapping locations, 3) recording of SQLE information and 4) photographic documentation. Any supplemental field notes derived from observations or public communications will also be added.

The reconnaissance photography would consist of two photographs per site from opposite 45 degree angles using a wide angle perspective correcting lens. In certain cases, additional photographs of the more significant buildings will be recorded showing environmental setting, architectural details, or construction methods. Descriptions of each site will be recorded as required by the SQLE data entry established by the NeSHPO. For domestic buildings, the supratypological analysis developed by The Midwest Vernacular Architecture

Committee will be used in the description process. Photographic field notes will also be kept concerning the aspect of the image, exposure number, and corresponding roll number. In addition to the recording of the information listed above, further research will be conducted on those sites which are considered to have greater significance.

A primary concept in the documentation of historic buildings is the recognition that different building types may require different recording techniques. Therefore, it is necessary for the surveyor to define the specific types of information most relevant to the property type being recorded.

4. Reconnaissance Survey Biases

Integrity:

To be listed on the National Register of Historic Places, a property must possess integrity. Integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural design, or information about a culture or people. Consequently, the determination of integrity is considered a most important field activity.

For reconnaissance-level documentation, two very basic questions must first be asked. These are:

1. Is the building at least 50 years old?
2. Does it retain its original integrity?

The answer to question number one is usually quite objective, however, the determination of integrity requires some discussion.

It must first be recognized that the degree of integrity exhibited by historic buildings can vary greatly. The principal investigator must first ask, "Does this property reflect its historic character or has it been altered by the application of contemporary building materials and technologies?" In most instances, the house is the first building scrutinized, especially in the case of town surveys where they represent the majority of extant buildings. However, the importance of "house integrity" is diminished when dealing with buildings located in rural settings. For most cases in Nebraska, this means a farmstead. With the added significance of agricultural-related buildings such as hay, horse and livestock barns, granaries, corn cribs, and elevators, a limited amount of alteration to the house should not prevent the site from being documented. In the case where a farmstead contains a large collection of historic farm buildings but a severely altered house, the site will be documented as a farmstead with a noncontributing house. A final case may exist where a single, highly significant, farm-related building is located within an otherwise altered farmstead. In this event, Save America's Heritage will document the individual building designating a site number solely to the specific building, structure, or object.

Integrity also appears to play an important role in the field documentation of commercial buildings. Traditionally, buildings used for commerce have been adaptively reused by subsequent generations. These buildings are positioned along a primary local thoroughfare or even a regionally important highway, thus lending appeal to present-day retailers seeking new locations. Often the buildings are physically altered to accommodate new functions and therefore

suffer a loss of integrity. With this in mind, only those buildings exhibiting the visual characteristics of their historic period will be documented.

In summary, the determination of integrity will be based upon the historic retention of the following physical characteristics.

Materials: Does the building retain the original materials from its period of historic importance?

Location: Is the building placed in its original location or has it been moved?

Design: Does the building reflect the design aesthetics of its historic period?

Setting: Does the building reflect a historic sense of place? Does the historic image and feel still exist?

Function: Does the building represent its historic use?

Characteristics of Rural Integrity:

With the concept of Rural Historic Districts added to the National Register process, the principal investigator is forced to develop new visual sensitivities which are sympathetic to the qualities of rural settings. New methods of survey and research must be added to our understanding of both the built and natural environment and the historic relationship between them.

With this in mind, Save America's Heritage will attempt, without contractual obligation, to observe the following characteristics of potential significance to rural historic enclaves:

- * The condition and presence of features, natural and built, which relate to a historic period of importance.
- * The ability of a rural environment to reflect a sense of a past time or place.
- * Potential unifying factors which may link rural properties together.
- * The overall patterns of landscape spatial organization (land forms, natural features, material components).
- * Land-use categories and activities (farming, ranching, recreation).
- * Response to natural features (landform affect on material components).
- * Boundaries (cultural, political, or natural).
- * Cluster arrangements (position of material elements within landscape setting).
- * Ecological context.
- * Integrity: Loss of natural features that were historically integral to the rural setting and intrusion of non-contributing features.

5. Anticipated Property Types.

Save America's Heritage anticipates the identification of historic properties in each of the following thirteen categories.

Religion: Churches, church schools, parsonages, and convents

Aesthetic Systems: decorative Arts, sculpture, paintings.

Government: Courthouses, Post Offices, Town Halls.

Association: Fraternal, service and social organizations.

Education: Schools, libraries, museums.

Diversion: Park grounds, theaters, recreational facilities.

Agriculture: hay/horse barns, cattle barns, hog barns, cattle fences, cellars, cob houses, orchards, windmills, windbreaks, pump systems, cattle loafing sheds, hog loafing sheds, farrowing houses, corn cribs, wash houses, summer kitchen, chicken houses, brooder houses, machine shops, implement sheds, granaries, silos, elevators, and stock tank systems.

Processing Industries: Meat packing, dairy, poultry.

Commerce: stores, hotels, elevators.

Transportation: Gas stations, rail depots, motels, auto showrooms.

Communications: Telephone, newspaper, and publishing houses.

Services: Professional, financial and health buildings.

Settlement Systems: Houses, apartments and boarding houses.

6. Evaluation Process and Criteria

Process of Evaluation:

Two primary reasons exist for the evaluation of the resources documented by the Historic Building Survey. The first is the identification of properties worthy of nomination to the National Register of Historic Places, and the second is the designation of those properties to be preserved by local planning processes. The National Register criterion A, B, C, and D as translated by the Historic Context Reports shall be the basis for evaluation.

The Preliminary Inventory is the primary reference list of all properties within Grant County that are potentially eligible for listing in the National Register of Historic Places (NRHP). Therefore, its primary purpose is to define the entire "pool" of historic resources which appear potentially eligible for listing.

The Preliminary inventory also fulfills additional roles which include its use as a guide for suggesting future work in the study area and the identification of building types which are no longer extant or never existed within the study area. The analysis of the inventoried data may also provide the NeSHPO with answers to the following questions:

1. What percentage of the total number of properties surveyed were worthy of intensive survey on the basis of their association to an identified historic theme or to a preliminarily identified Historic Context?
2. What percentage of the total number of properties surveyed were worthy of intensive survey as non-historic context sites?
3. What percentage of those properties noted during the field survey as potentially significant were actually found to be significant?

Save America's Heritage originally viewed the assembling of the Preliminary Inventory as a two-step process consisting of survey and review. However, as outlined below, a refined methodology has evolved from previous survey experience which now involves several levels of evaluation. What has emerged is a more in-depth compilation of potential NRHP sites using a variety of historic and contemporary resources.

1. Initial base list of potentially eligible properties derived from review of reconnaissance survey documentation.
2. Review of contact sheets and property descriptions performed to add or delete base-list properties.
3. Review all published county, church, and centennial histories, with particular emphasis on historic building citations concerning the base-list properties.
4. Contact local historical societies for input on histories of base-list properties.
5. Second base-list review with application of criterion to derive final lists of sites which:
 - a) are strongly recommended for NRHP listing, and b) may not be strongly recommended for listing but contribute to the character of the historic built environment.

Criteria For Evaluation:

If the ultimate goal of the Nebraska Historic Buildings Survey is indeed the identification of properties worthy of National Register listing, then the definitions and criteria established by the NRHP become the primary concepts by which the significance of a historic property is evaluated.

The National Register defines a historic property as a district, site, building, structure, or object significant in American history, architecture, engineering, archeology, and culture. A historic context is a broad pattern of historical development in a community or its region, that may be represented by historic resources. The use of historic contexts provides a mechanism for translating the broad National Register criteria into locally meaningful terms. For example, the National Register criteria allow any property that is associated with the lives of persons significant in our past to be regarded as eligible for listing, but it is the historic contexts of the area that define who such people were (p. 55, National Register Bulletin, No. 24, V. 5, Department of the interior). With this in mind, the National Register criteria translated into local meaning by the Historic Context Reports are as follows:

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
 - B. that are associated with the lives of persons significant in our past;
- or

- C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

APPENDIX 2:

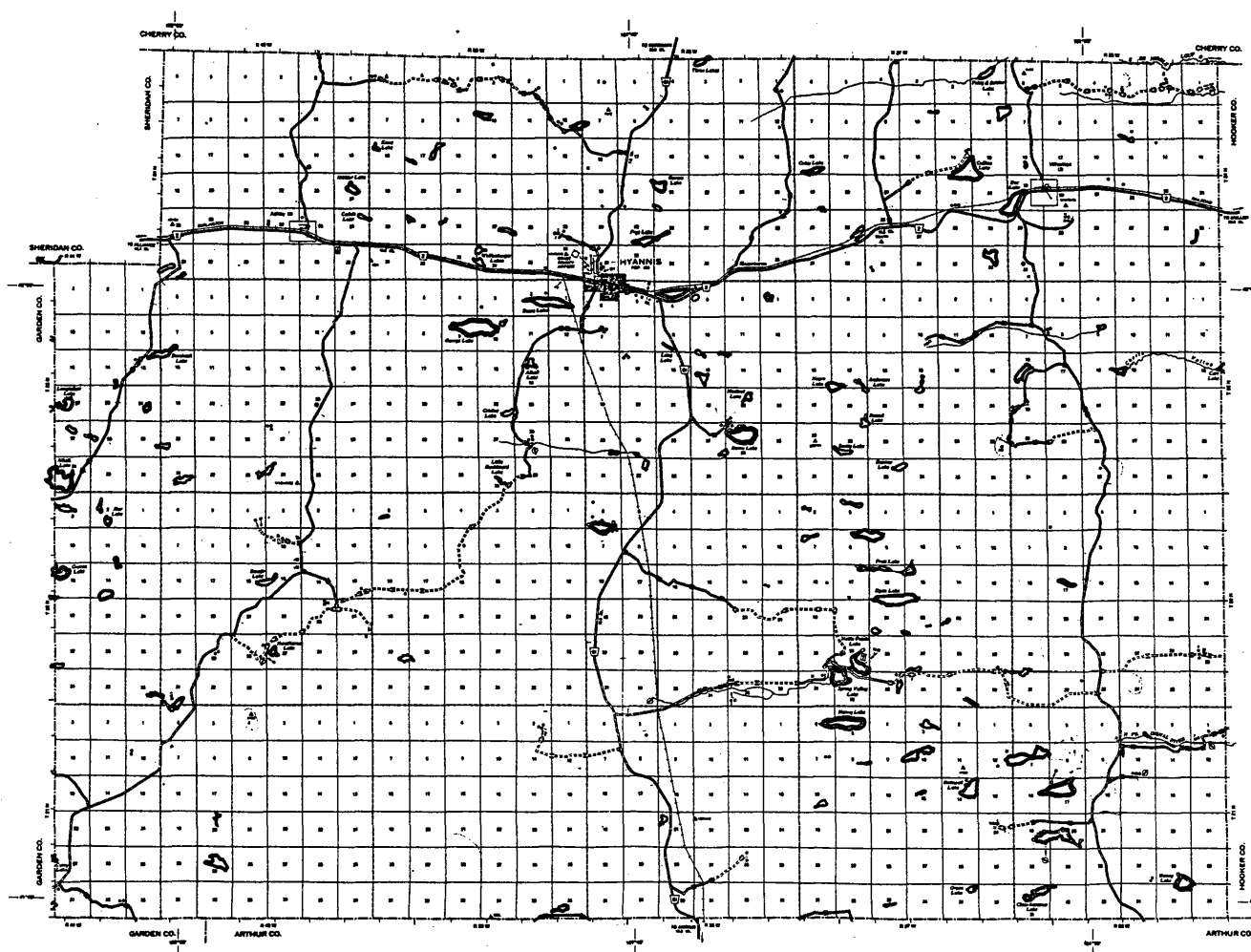
Supratype Master List For Grant County Supratypes

S.TYPE NUMBER	HSE. SH.	HSE. SZ.	HSE. HT.	HSE. RF.	HSE. OR.	%CE	#
S.1	H	1.0	1.5	G	LA	1.3	1
S.2	L	.5	1.0	G	LA	1.3	1
S.3	L	1.0	1.0	G	LA	1.3	1
S.4	R	.5	1.0	G	LA	7.9	4
S.5	R	1.0	1.0	G	LA	25.0	19
S.6	R	1.0	1.0	G	LO	13.2	10
S.7	R	1.0	1.0	Gg	LO	1.3	1
S.8	R	1.0	1.0	H	LO	1.3	1
S.9	R	1.0	1.5	G	LA	2.6	2
S.10	R	1.0	1.5	G	LO	1.3	1
S.11	R	1.0	2.0	G	LA	2.6	2
S.12	R	1.0	2.0	G	LO	2.6	2
S.13	R	1.5	1.0	G	LA	5.3	4
S.14	R	1.5	1.0	G	LO	11.8	9
S.15	R	1.5	1.0	H	LA	2.6	2
S.16	R	1.5	1.0	H	LO	5.3	4
S.17	R	1.5	1.5	G	LO	1.3	1
S.18	R	1.5	2.0	Ht	LA	1.3	1
S.19	R	2.0	1.0	G	LA	2.6	2
S.20	R	2.0	2.0	H	LA	1.3	1
S.21	S	1.5	1.0	H	NO	1.3	1
S.22	S	2.0	2.0	H	NO	4.0	3
S.23	T	.5	1.0	G	LO	1.3	1

APPENDIX 3:**Index of Abbreviations**

The following index attempts to explain the abbreviations used by the survey team while recording historic buildings in the nine county area of the northern Nebraska Sand Hills survey project. These abbreviations were developed as a means of expediting the survey recording process. The need for abbreviations was especially necessary in the recording of rural-based historic properties. In these cases, every effort was made to note each building, structure and object which contributed to the historic character of the property. Many of the abbreviations were developed by the NeSHPO during their former surveys of historic buildings throughout Nebraska. The remaining group of abbreviations were developed by Save America's Heritage with the approval of the NeSHPO.

Fr.	= Frame	Addn.	= Addition
Br.	= Brick	Cent.	= Central
Conc. Blk.	= Concrete Block	Enc.	= Enclosed
Frmhse.	= Farmhouse	Att.	= Attached
Frmstd.	= Farmstead	Perpend.	= Perpendicular
Hse.	= House	Symm.	= Symmetrical
S.K.	= Summer Kitchen	Lg.	= Large
Ckn. Hse.	= Chicken House	G.W.D.	= Gable Wall Dormer
Gar.	= Garage	Gab.	= Gable
Gran.	= Granary	Drmr.	= Dormer
D.T. Gran.	= Drive-thru Granary	Aban.	= Abandoned
D.T. Crib	= Drive-thru Crib	Det.	= Deteriorated
L.S.	= Loafing Shed	Outbldg.	= Outbuilding

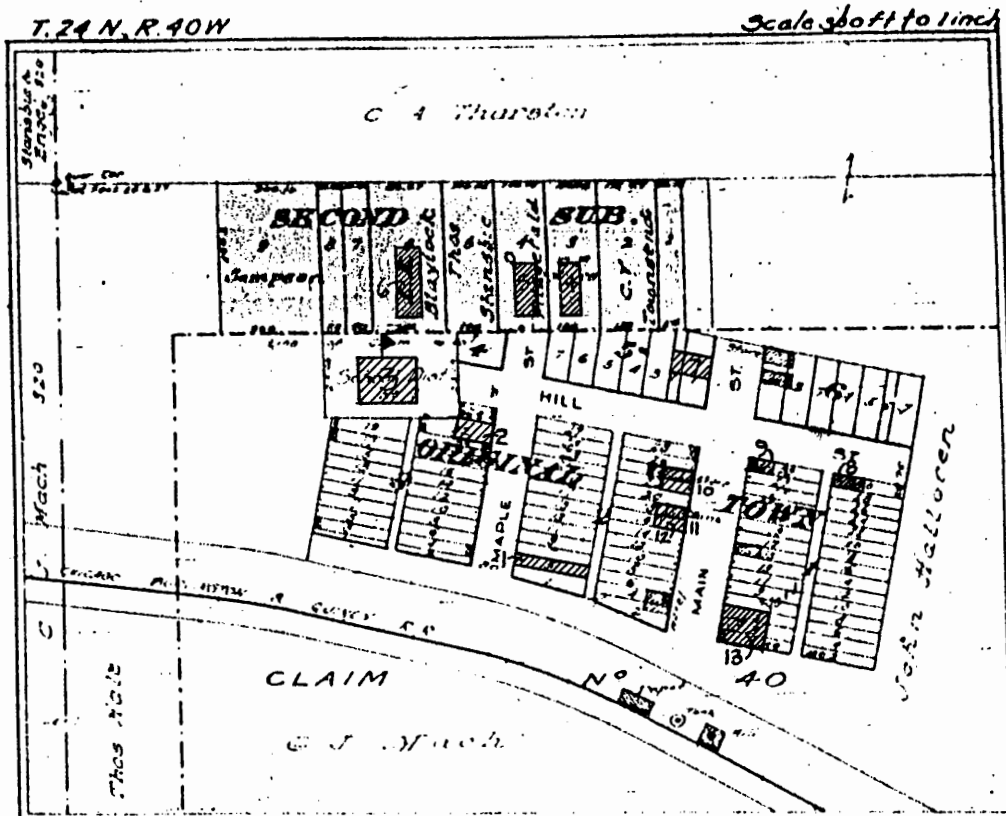
APPENDIX 4:**Grant County Rural Inventory**

NeHBS NUMBER	DATE	RESOURCE/COMMON NAME	HISTORIC CONTEXT	TOTAL CONTRIBUTING				PROPERTY TYPE
				BLDGS.	SITES	STRUCT.	OBJECTS	
GT00-1	1987	COUNTY SIGN	CREATIVE ARTS (03)	0	0	0	1	12.4.4
GT00-2	c.1918	DOUBLE HOOK RANCH	AGRICULTURE (08.08)	1	0	0	2	08.1
GT00-3	c.1925	WINDMILL	AGRICULTURE (08.08)	0	0	0	1	08.2.4
GT00-4	c.1925	WINDMILL	AGRICULTURE (08.08)	0	0	0	1	08.2.4
GT00-5	c.1920	COUNTY FAIRGROUNDS	DIVERSION (07)	4	0	0	1	07.4.5
GT00-6	c.1910	RANCH HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5

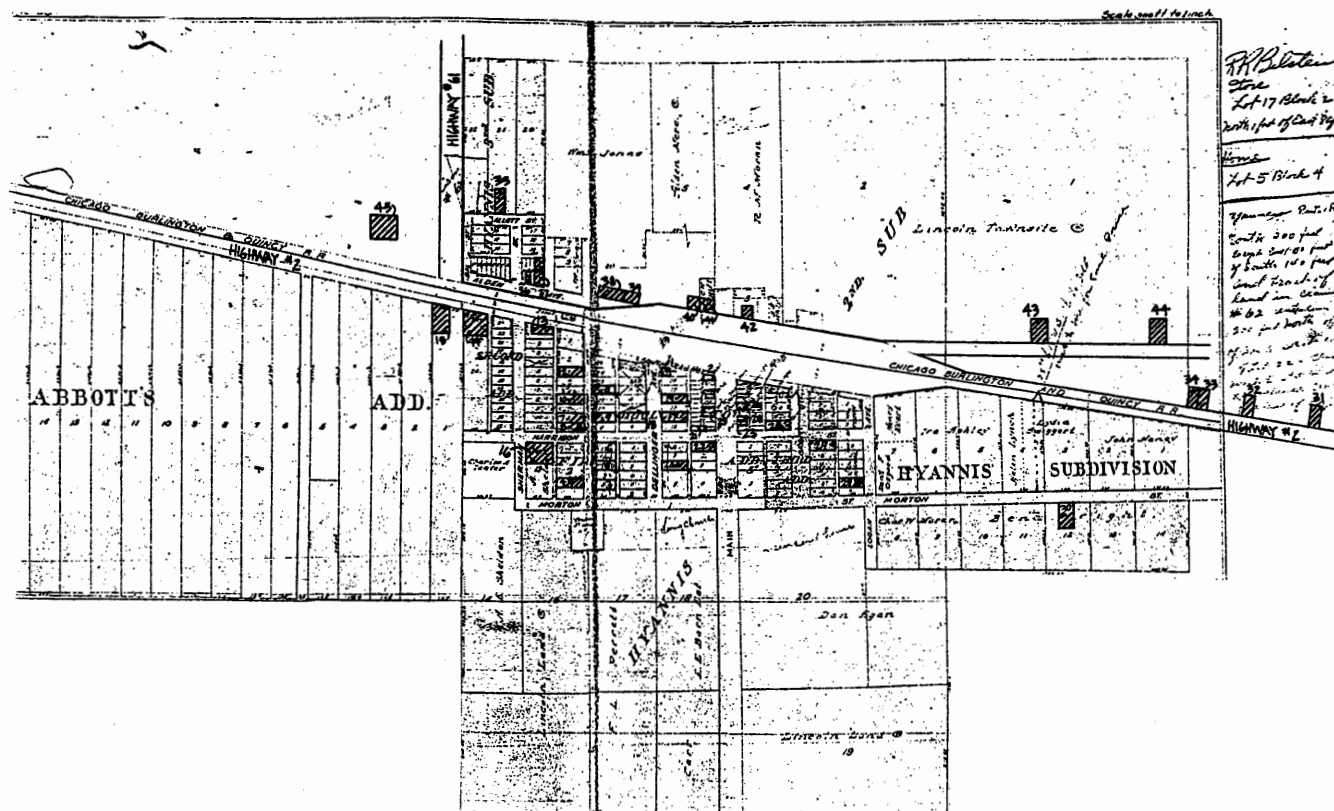
GT00-7	c.1900	CEMETERY	RELIGION (02)	0	1	0	2	02.3.1
GT00-8	c.1920	G. PETERSON RANCH	AGRICULTURE (08.08)	8	0	1	2	08.1
GT00-9	c.1915	SCHOOL DIST. #9	EDUCATION (06)	1	0	0	0	06.3.1
GT00-10	c.1915	RANCH HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT00-11	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT00-12	c.1915	MERRIHEW RANCH	AGRICULTURE (08.08)	6	0	1	0	08.1
GT00-13	c.1920	T-K RANCH	AGRICULTURE (08.08)	2	0	0	0	08.1
GT00-14	c.1920	FARRAR RANCH	AGRICULTURE (08.08)	8	0	0	0	08.1
GT00-15	1987	COUNTY SIGN	CREATIVE ARTS (03)	0	0	0	1	12.4.4
GT00-16	c.1920	S-BAR RANCH	AGRICULTURE (08.08)	8	0	0	2	08.1
GT00-17	c.1915	VINTON WINDBREAK	AGRICULTURE (08.08)	0	0	0	1	08.2.5
GT00-18	c.1920	RANCH	AGRICULTURE (08.08)	6	0	0	2	08.1
GT00-19	c.1920	J. VINTON JR. RANCH	AGRICULTURE (08.08)	6	0	0	0	08.1
GT00-20	c.1915	RANCH	AGRICULTURE (08.08)	3	0	0	2	08.1
GT00-21	c.1920	RIEMER RANCH	AGRICULTURE (08.08)	4	0	0	2	08.1
GT00-22	c.1915	RANCH	AGRICULTURE (08.08)	2	0	0	0	08.1
GT00-23	c.1915	RANCH	AGRICULTURE (08.08)	2	0	0	0	08.1
GT00-24	c.1915	CIRCLE DOT RANCH	AGRICULTURE (08.08)	6	0	0	0	08.1
GT00-25	c.1915	RANCH	AGRICULTURE (08.08)	10	0	0	1	08.1
GT00-26	1987	COUNTY SIGN	CREATIVE ARTS (03)	0	0	0	1	12.4.4
GT00-27	c.1915	RANCH	AGRICULTURE (08.08)	3	0	0	0	08.1
GT00-28	c.1915	H. DAVIS RANCH	AGRICULTURE (08.08)	5	0	0	0	08.1
GT00-29	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5
GT00-30	c.1905	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5
GT00-31	c.1905	RANCH	AGRICULTURE (08.08)	1	0	0	0	08.1
GT00-32	c.1905	DIST. #4 SCHOOLHOUSE	EDUCATION (06)	1	0	0	0	06.3.1
GT00-33	c.1920	UNIVERSITY RANCH	AGRICULTURE (08.08)	9	0	1	2	08.1

Grant County Town Inventory

GT01: ASHBY



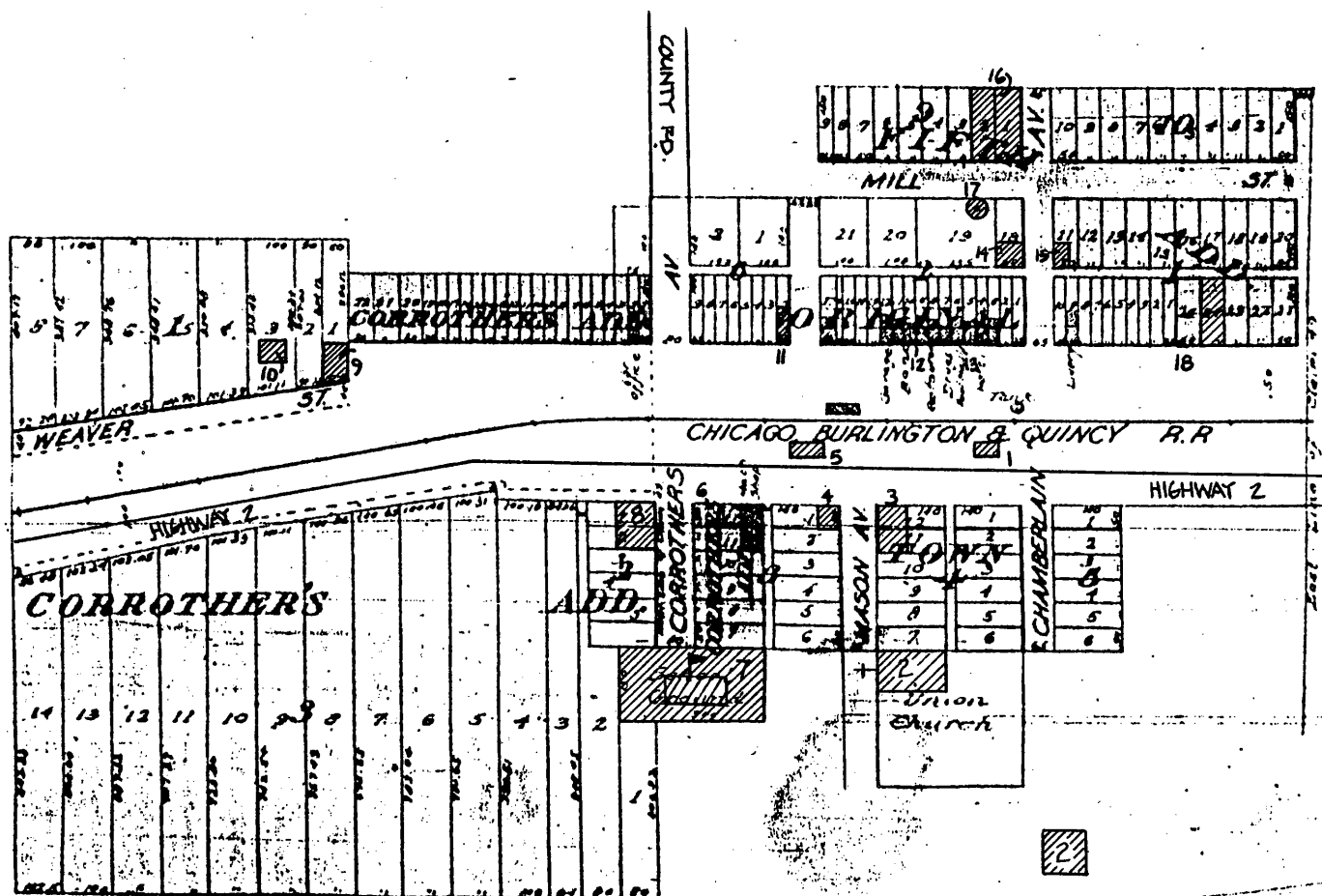
NeHBS NUMBER	DATE	RESOURCE/COMMON NAME	HISTORIC CONTEXT	TOTAL CONTRIBUTING				PROPERTY TYPE
				BLDGS.	SITES	STRUCT.	OBJECTS	
GT01-1	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT01-2	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5
GT01-3	c.1915	DIST. # 7 SCHOOLHOUSE	EDUCATION (06)	1	0	0	1	06.3.1
GT01-4	c.1915	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5
GT01-5	c.1920	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT01-6	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT01-7	c.1910	CONGREGATIONAL UNITED CHURCH	RELIGION (02)	1	0	0	0	02.4.1
GT01-8	c.1920	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT01-9	c.1920	BLACKSMITH SHOP	MANUFACTURING (10)	1	0	0	0	10.6.2
GT01-10	c.1920	COMMERCIAL BUILDING	COMMERCE (12)	1	0	0	0	12.1.1
GT01-11	c.1912	ABBOTT BANK	SERVICES (15)	1	0	0	0	15.1.1
GT01-12	c.1925	ABBOTT BANK	SERVICES (15)	1	0	0	0	15.1.1
GT01-13	c.1925	LUMBER YARD	PROCESSING (11)	2	0	0	0	11.4.2.1



NeHBS NUMBER	DATE	RESOURCE/COMMON NAME	HISTORIC CONTEXT	TOTAL CONTRIBUTING				PROPERTY TYPE
				BLDGS.	SITES	STRUCT.	OBJECTS	
GT02-3	c.1920	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT02-4	c.1915	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT02-5	c.1920	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT02-6	1954	ALL SAINTS CHURCH	RELIGION (02)	1	0	0	1	02.4.1
GT02-7	c.1920	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT02-8	c.1915	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5
GT02-9	c.1940	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5
GT02-10	c.1920	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5
GT02-11	c.1920	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5
GT02-12	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5
GT02-13	c.1920	SERVICE STATION	TRANSPORTATION (13)	1	0	0	0	13.3.3.3

GT02-14	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5
GT02-15	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5
GT02-16	c.1920	ALBERT SHELDON HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT02-17	c.1905	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT02-18	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT02-19	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT02-20	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5
GT02-21	c.1925	SERVICE GARAGE	TRANSPORTATION (13)	1	0	0	0	13.3.3.4
GT02-22	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	3	0	0	0	16.5
GT02-23	c.1935	BAKERY	COMMERCE (12)	1	0	0	0	11.1.5.1
GT02-24	c.1915	COMMERCIAL BUILDING	COMMERCE (12)	1	0	0	0	12.1
GT02-25	c.1915	A.F.A.M. BUILDING	ASSOCIATION (05)	1	0	0	0	15.1.1
GT02-26	c.1910	COMMERCIAL BUILDING	COMMERCE (12)	1	0	0	0	12.1
GT02-27	c.1915	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5
GT02-28	1957	GRANT COUNTY COURTHOUSE	GOVERNMENT (04)	1	0	0	0	04.1.7
GT02-29	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT02-30	c.1915	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5
GT02-31	c.1920	HOUSE	SETTLEMENT SYSTEMS (16)	3	0	0	0	16.5
GT02-32	c.1915	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT02-33	c.1920	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5
GT02-34	c.1915	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT02-35	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT02-36	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT02-37	c.1915	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5
GT02-38	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	3	0	0	0	16.5
GT02-39	c.1918	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT02-40	c.1910	ABANDONED HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT02-41	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT02-42	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5
GT02-43	c.1915	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT02-44	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT02-45	c.1920	HOUSE	SETTLEMENT SYSTEMS (16)	3	0	0	0	16.5

GT03: WHITMAN



NeHBS NUMBER	DATE	RESOURCE/Common NAME	HISTORIC CONTEXT	TOTAL CONTRIBUTING				PROPERTY TYPE
				BLDGs.	SITES	STRUCT.	OBJECTS	
GT03-1	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	3	0	0	0	16.5
GT03-2	c.1910	CONGREGATIONAL CHURCH & CEM.	RELIGION (02)	2	1	0	0	02.4.1
GT03-3	c.1920	CONGREGATIONAL PARSONAGE	RELIGION (02)	2	0	0	0	02.4.3
GT03-4	c.1920	GAS STATION	TRANSPORTATION (13)	2	0	0	0	13.3.3.3
GT03-5	c.1915	RAILROAD SHACKS	SETTLEMENT SYSTEMS (16)	3	0	0	0	16.5
GT03-6	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT03-7	1922	WHITMAN HIGH SCHOOL	EDUCATION (06)	1	1	0	0	06.3.4
GT03-8	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	1	0	0	0	16.5
GT03-9	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	5	0	0	0	16.5
GT03-10	c.1905	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5
GT03-11	c.1905	COMMERCIAL BLDG.	COMMERCE (12)	1	0	0	0	12.1

GT03-12	c.1913	FIRST STATE BANK	SERVICES (15)	1	0	0	0	15.1.1
GT03-13	c.1910	FORMER POOL HALL	DIVERSION (07)	2	0	0	0	07.6.6
GT03-14	c.1910	I.O.O.F. HALL	ASSOCIATION (05)	1	0	0	0	05.1.1
GT03-15	c.1905	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5
GT03-16	c.1910	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5
GT03-17	c.1910	WATER TANK	SERVICES (15)	0	0	1	0	15.5.2
GT03-18	c.1915	HOUSE	SETTLEMENT SYSTEMS (16)	2	0	0	0	16.5

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